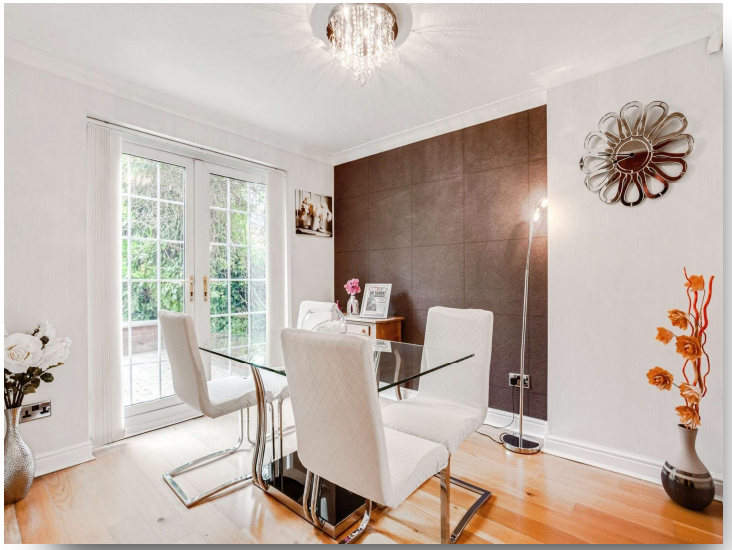






Meadowcroft Road,Outwood WAKEFIELD WF1 3TA

william h brown

welcome to

Meadowcroft Road, Outwood WAKEFIELD

Price - £390,000. Immaculately presented a four bedroom family home within the catchment of fantastic schools!The property has huge potential to put their own mark on. No upper chain! Viewing is essential to fully appreciate the space internally and externally!

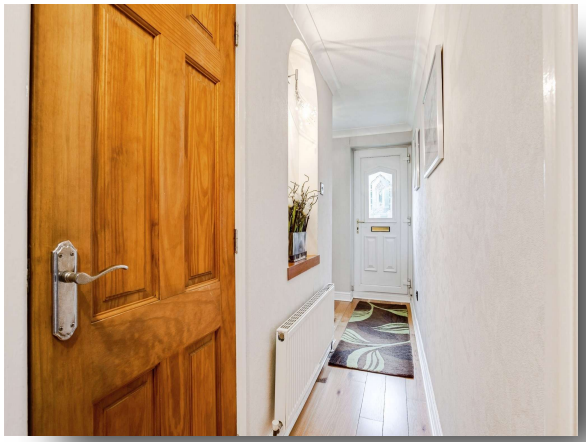
Buyers Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen
16' 8" max x 7' 4" max (5.08m max x 2.24m max)
Dining Room
10' 5" max x 9' 6" max (3.17m max x 2.90m max)
Living Room
13' 4" max x 14' 8" max (4.06m max x 4.47m max)
Reception 2
16' 4" max x 7' 8" max (4.98m max x 2.34m max)
Bedroom One
16' 8" max x 12' 8" max (5.08m max x 3.86m max)
Bedroom Two
12' 9" max x 7' 8" max (3.89m max x 2.34m max)
Bedroom Three
11' 7" max x 6' 4" max (3.53m max x 1.93m max)
Bedroom Four
9' 2" max x 6' 7" max (2.79m max x 2.01m max)
Garage
17' 10" max x 8' 5" max (5.44m max x 2.57m max)









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welcome to

Meadowcroft Road, Outwood WAKEFIELD

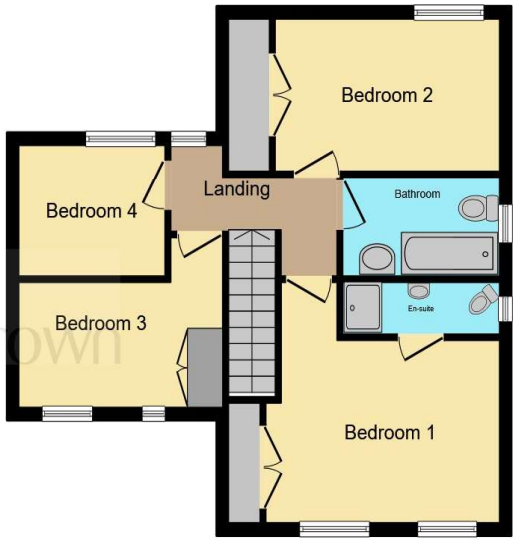
- Four Bedroom Detached home
- Three reception rooms
- Downstairs W.C.
- En suite
- Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£390,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
WAK126474 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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