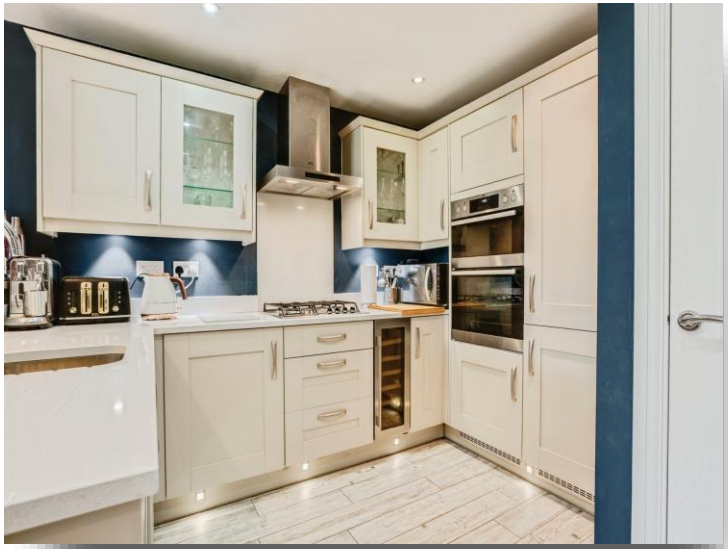






Alexandra Lane,Flockton Wakefield WF4 4FA

william h brown

welcome to

Alexandra Lane, Flockton Wakefield

EPC RATING BMOVE IN FOR CHRISTMAS**Situated on the sought-after Alexandra Lane in Wakefield, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

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.



Lounge
13' 1" max x 11' 1" max (3.99m max x 3.38m max)
Kitchen
19' 6" max x 13' 9" max (5.94m max x 4.19m max)
Bedroom 1
13' 9" max x 10' 4" max (4.19m max x 3.15m max)
Bedroom 2
13' 9" max x 12' 4" max (4.19m max x 3.76m max)
Bedroom 3
13' 9" max x 11' max (4.19m max x 3.35m max)
Bathroom
7' 5" max x 6' 1" max (2.26m max x 1.85m max)







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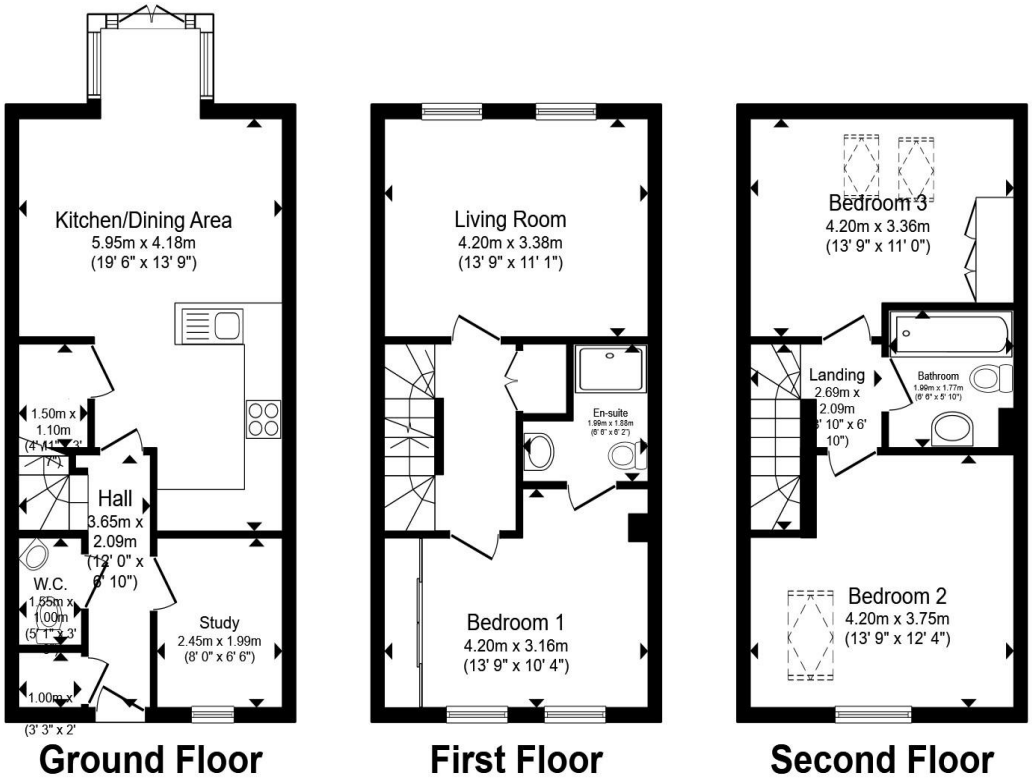
welcome to

Alexandra Lane, Flockton Wakefield

- EPC RATING B
- MOVE IN FOR CHRISTMAS
- Three-bedroom semi-detached family home
- Driveway providing off-road parking
- Private and enclosed rear garden

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

£275,000



Total floor area 108.6 m² (1,169 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
WAK128738 - 0007

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

01924 381381

Wakefield@williamhbrown.co.uk

2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.