



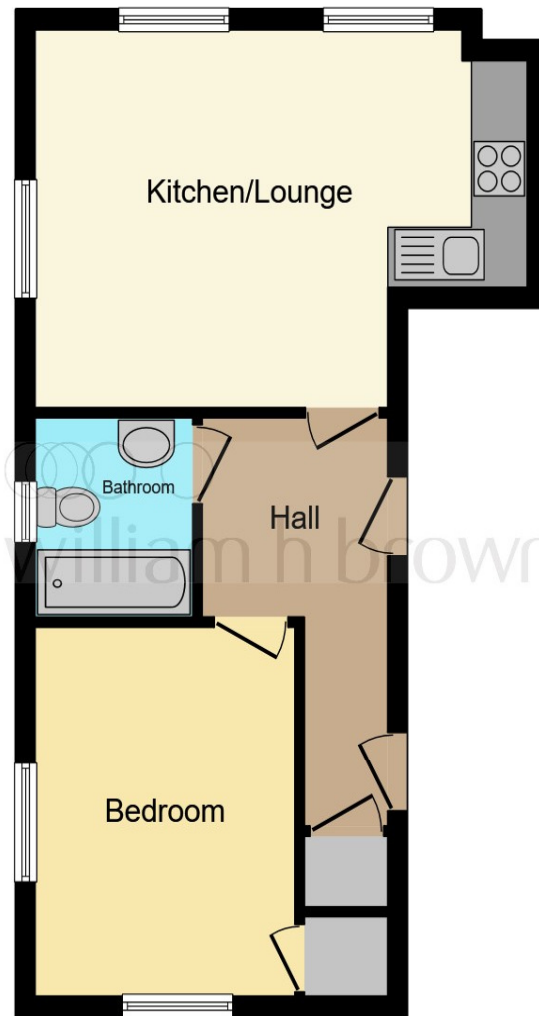
Birch House Chaloner Grove, Wakefield WF1 4ST

welcome to

Birch House Chaloner Grove, Wakefield

Guide Price of £100,000-£105,000. A bright and inviting Ground Floor Apartment located on Chaloner Grove. Birch House is beautifully appointed overlooking green space! Offered to the market with NO UPPER CHAIN! Ideal location for Pinderfields Hospital, transport links and train station.!





Entrance Hallway

Open Plan

Living/kitchen/dining

19' 8" x 12' 8" max (5.99m x 3.86m max)

Bedroom

12' 2" x 9' 4" max (3.71m x 2.84m max)

Bathroom

Allocated Parking Space

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Birch House Chaloner Grove, Wakefield

- A Bright Ground Floor Apartment
- No Upper Chain
- Neutral Decor
- Allocated Parking Space
- Ideal for Commuter

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1189.84

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK122909



Property Ref:
WAK122909 - 0026

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.

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