Poplar Avenue,WAKEFIELD WF2 9DG

william h brown

welcome to

Poplar Avenue, WAKEFIELD

An Extended Four Bedroom period detached family home situated on the highly desirable and tree lined avenue in Wakefield not to be missed! Offered to market with no onward chain, for the first time since 1939! Viewings highly recommended.

Garage **Ground Floor** **First Floor**

Lounge
15' 2" max x 15' 7" max (4.62m max x 4.75m max)

Dining Room
15' 4" max x 12' 4" max (4.67m max x 3.76m max)

Reception Room
13' max x 14' 7" max (3.96m max x 4.45m max)

Kitchen
12' 2" max x 12' 9" max (3.71m max x 3.89m max)

Bedroom One
15' 5" max x 13' 6" max (4.70m max x 4.11m max)

Bedroom Two
12' 4" max x 8' 10" max (3.76m max x 2.69m max)

Bedroom Three
12' 3" max x 8' 8" max (3.73m max x 2.64m max)

Bedroom Four
6' 6" max x 5' 2" max (1.98m max x 1.57m max)

Bathroom

Further Details

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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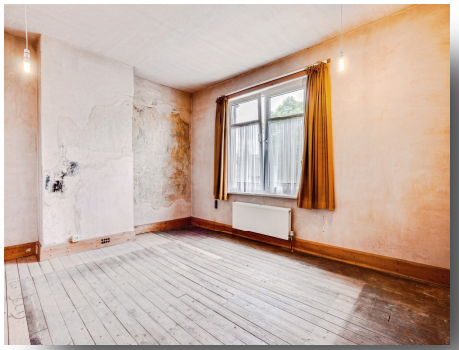
Poplar Avenue, WAKEFIELD

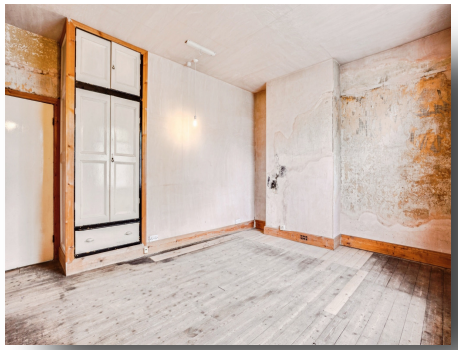
- Extended Four Bedroom Family Home
- No chain
- Location
- Garage and driveway
- Enclosed rear garden

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

offers over

£410,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127019

The Property Ombudsman

Property Ref:
WAK127019 - 0009

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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