



Leeke Avenue, Horbury Wakefield WF4 6JR



welcome to

Leeke Avenue, Horbury Wakefield

Guide Price: £160,000 - £170,000! 2 Bedroom non-standard construction semi-detached property positioned in a fantastic location close to Horbury town centre, great access to schools, transport links and local amenities! Viewings highly recommended to fully appreciate. CASH BUYERS ONLY!

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.

Entrance Hallway

Kitchen

10' 3" max x 9' 2" max (3.12m max x 2.79m max)

Living Room

16' 10" max x 11' 10" max (5.13m max x 3.61m max)

Conservatory

7' 2" max x 7' 4" max (2.18m max x 2.24m max)

First Floor Landing

Bedroom One

11' 2" max x 14' 8" max (3.40m max x 4.47m max)

Bedroom Two

10' 5" max x 11' 2" max (3.17m max x 3.40m max)

Bathroom

Exterior





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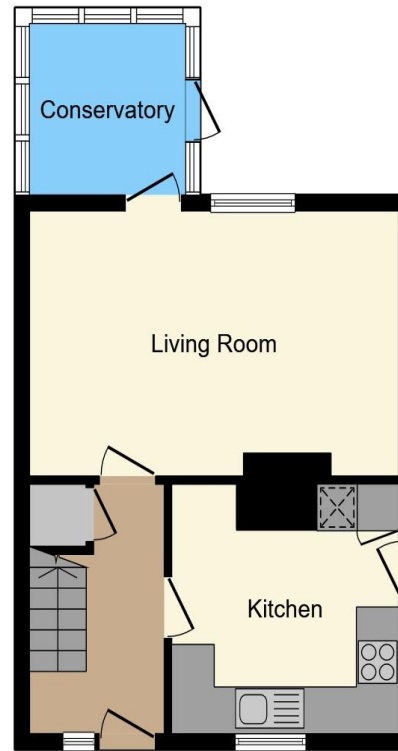
Leeke Avenue, Horbury Wakefield

- Guide Price £160,000-£170,000
- Well presented 2 bedroom semi-detached
- Conservatory
- Enclosed rear garden
- Popular location

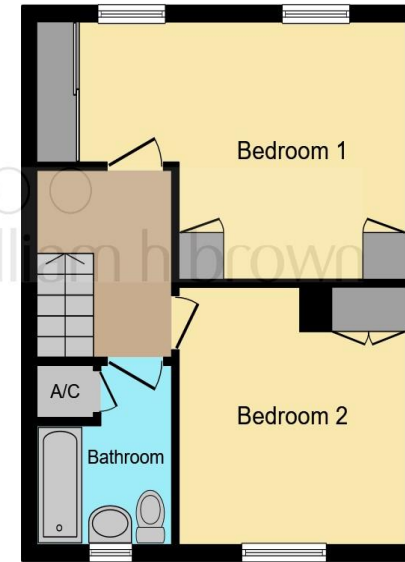
Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

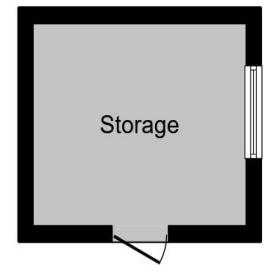
£160,000



Ground Floor



First Floor



Outbuilding



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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Property Ref:
WAK127518 - 0008

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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