



Primrose Lane,Calder Grove Wakefield WF4 3DD

welcome to

Primrose Lane, Calder Grove Wakefield

Guide price £190,000-£200,000. Situated in the popular residential area of Calder Grove, Wakefield, this well-proportioned two-bedroom terraced home with a loft room, offers versatile living space, ideal for first-time buyers, young families, or investors!

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.

Lounge

12' 1" max x 12' 1" max (3.68m max x 3.68m max)

Kitchen

12' 2" max x 15' 2" max (3.71m max x 4.62m max)

Bedroom 1

12' 2" max x 12' max (3.71m max x 3.66m max)

Beroom 2

12' 2" max x 6' 2" max (3.71m max x 1.88m max)

Bedroom 3

11' 3" max x 15' 6" max (3.43m max x 4.72m max)





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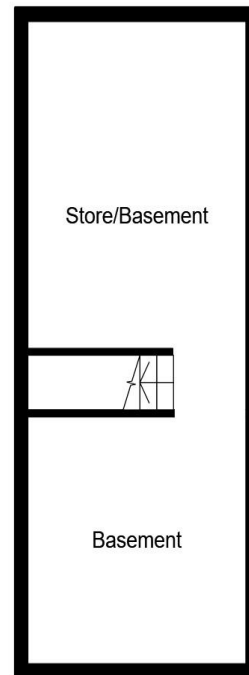
Primrose Lane, Calder Grove Wakefield

- Guide Price £190,000-£200,000
- 2 bedroom mature terrace property with loft room!
- Ideal for first time buyers, landlords or even small families
- Sought after location of Calder Grove, Wakefield
- Off street parking to the front and rear!

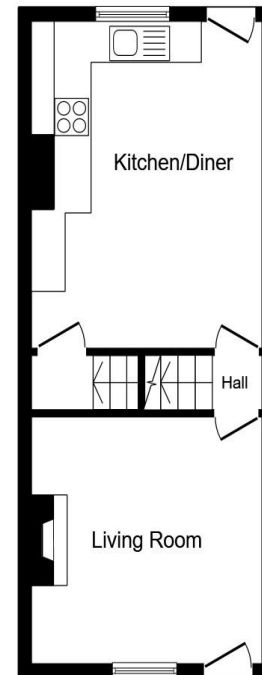
Tenure: Freehold EPC Rating: E

Council Tax Band: A

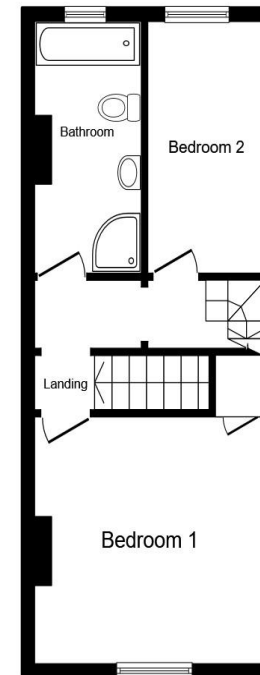
£190,000



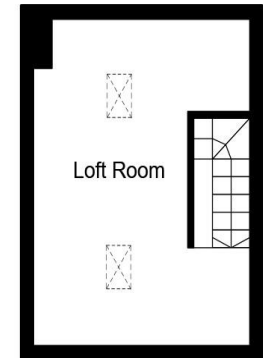
Basement



Ground Floor



First Floor



Second Floor

Total floor area 119.5 m² (1,286 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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Property Ref:
WAK128207 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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