



Silcoates Drive, Wrenthorpe WAKEFIELD WF2 0UR

welcome to

Silcoates Drive, Wrenthorpe WAKEFIELD

Guide Price £350,000-£375,000. A four-bedroom Family home with En-suite to master bedroom. Situated in a highly regarded residential area in Wrenthorpe. Close to Silcoates school, bus routes and motorway network links.

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.

Kitchen

10' max x 8' 6" max (3.05m max x 2.59m max)

Dining Area

11' 1" max x 9' 3" max (3.38m max x 2.82m max)

Living Room

12' 9" max x 12' 5" max (3.89m max x 3.78m max)

First Floor Landing

Bedroom One

13' 4" max x 11' 2" max (4.06m max x 3.40m max)

En-Suite

Bedroom Two

12' 4" max x 10' 5" max (3.76m max x 3.17m max)

Bedroom Three

9' 7" max x 8' 3" max (2.92m max x 2.51m max)

Bedroom Four

7' 9" max x 6' 5" max (2.36m max x 1.96m max)

Family Bathroom

Garage

15' 3" max x 9' 10" max (4.65m max x 3.00m max)

External





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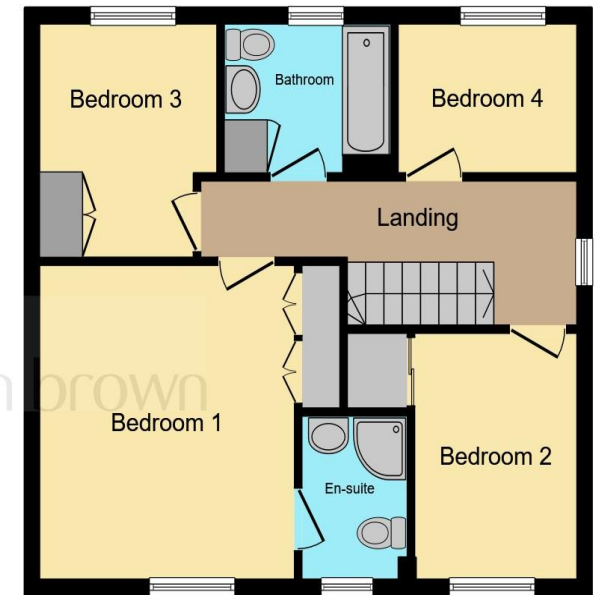
- Four-bedroom detached home
- UPVC AND GCH
- Fitted Wardrobes
- En-suite to master bedroom
- Integral Garage

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

£350,000



Ground Floor



First Floor

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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Property Ref:
WAK126923 - 0006

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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