



Major Street, Wakefield WF2 7SD



welcome to

Major Street, Wakefield

Guide price £250,000-£260,000. An Extended Four Bedroom Detached Family Home situated in the highly popular residential location of Thornes, not to be missed!

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

Living Room

13' 6" max x 12' 8" max (4.11m max x 3.86m max)

Dining Room

12' 4" max x 8' 7" max (3.76m max x 2.62m max)

Reception Room

9' 1" max x 15' 6" max (2.77m max x 4.72m max)

Kitchen

21' 8" max x 16' max (6.60m max x 4.88m max)

First Floor Landing

Bedroom 1

16' 6" max x 9' 1" max (5.03m max x 2.77m max)

En Suite

Bedroom 2

12' 8" max x 11' max (3.86m max x 3.35m max)

Bedroom 3

11' 9" max x 9' 2" max (3.58m max x 2.79m max)

Bedroom 4

7' 3" max x 7' max (2.21m max x 2.13m max)

Bathroom





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Major Street, Wakefield

- Guide price £250,000-£260,000
- Extended Four Bedroom Detached
- No chain
- Driveway and garage
- Master with en-suite

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

offers over
£240,000



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:
WAK125803 - 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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