



Burkwood Drive, Wakefield WF1 4GN



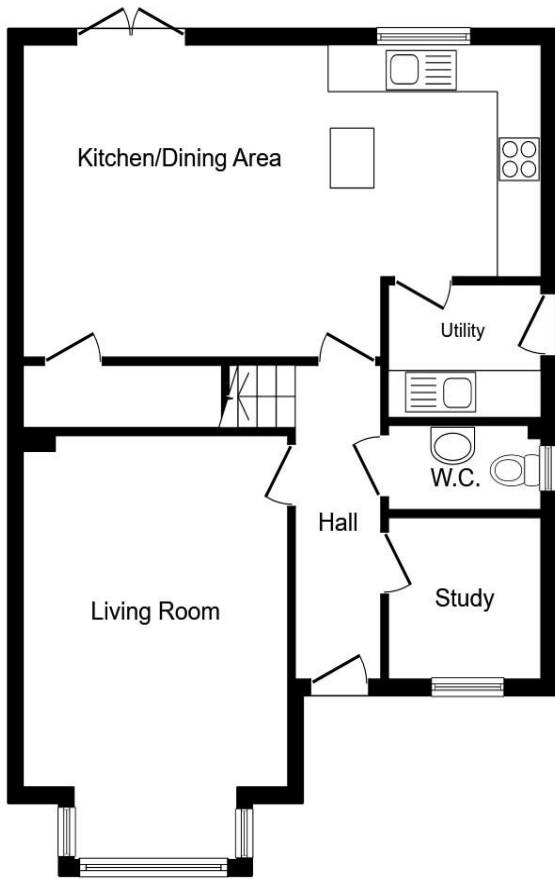
welcome to

Burkwood Drive, Wakefield

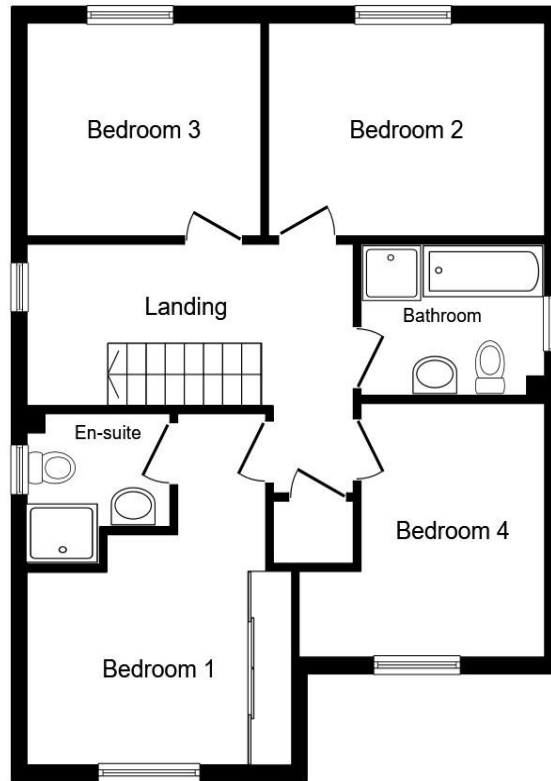
A beautiful four bedroom Modern Detached family Home!

Offered to the market with NO ONWARD CHAIN!

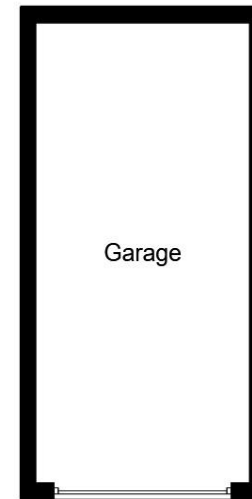




Ground Floor



First Floor



Garage

Total floor area 145.1 m² (1,562 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



Entrance Hallway

14' max x 4' max (4.27m max x 1.22m max)

Study

6' 1" max x 6' 1" max (1.85m max x 1.85m max)

Kitchen/Dining Room

23' 1" max x 12' 1" max (7.04m max x 3.68m max)

Utility Room

7' max x 5' 1" max (2.13m max x 1.55m max)

Living Room

17' 1" max x 12' max (5.21m max x 3.66m max)

Bedroom One

15' 1" max x 13' 1" max (4.60m max x 3.99m max)

Bedroom Two

10' 1" max x 8' 1" max (3.07m max x 2.46m max)

Bedroom Three

12' max x 8' 1" max (3.66m max x 2.46m max)

Bedroom Four

10' max x 11' 1" max (3.05m max x 3.38m max)

Garage

19' max x 9' 1" max (5.79m max x 2.77m max)

welcome to

Burkwood Drive, Wakefield

- Four bedroom detached family home
- NO ONWARD CHAIN
- Beautifully presented
- Garage
- Driveway

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

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127644



Property Ref:
WAK127644 - 0011

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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