



Butler Way, Wakefield WF1 3DQ



welcome to

Butler Way, Wakefield

Offers over £300,000. Situated in a sought-after residential location, this well-presented four-bedroom mid-terrace home offers spacious and modern living, ideal for families and professionals alike. 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.

Lounge

12' 4" max x 16' 3" max (3.76m max x 4.95m max)

Kitchen

10' 10" max x 16' 2" max (3.30m max x 4.93m max)

Utility Room

Bedroom One

10' 4" max x 10' 9" max (3.15m max x 3.28m max)

Bedroom Two

12' 7" max x 9' 1" max (3.84m max x 2.77m max)

Bedroom Three

9' 7" max x 8' 9" max (2.92m max x 2.67m max)

Bedroom Four

7' 4" max x 9' 5" max (2.24m max x 2.87m max)

Bathroom





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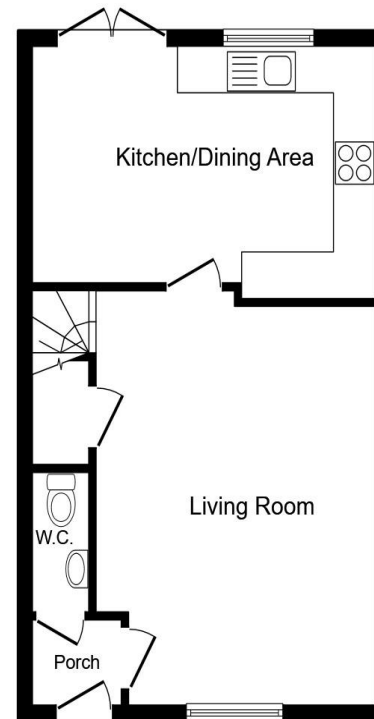
- Offers over £300,000
- 4 bedroom mid terrace family home
- 5 years remaining on NHBC!
- Off street parking to the front, with EV charging point and rear garden space
- Solar panels to the property owned outright

Tenure: Freehold EPC Rating: A

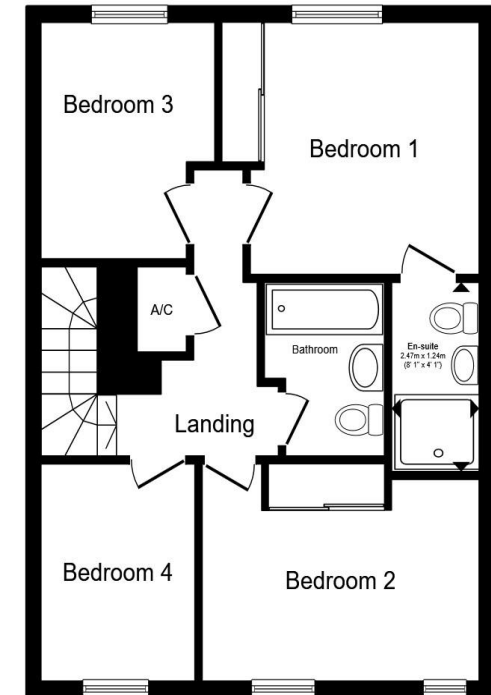
Council Tax Band: C

offers over

£300,000



Ground Floor



First Floor

Total floor area 93.9 m² (1,011 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:
WAK128109 - 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.

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