



**Corbett Drive
Wakefield
West Yorkshire
WF2 9EA**

Offers in Excess of £200,000

bettermove

Corbett Drive

Wakefield

Bettermove are pleased to welcome to the market this charming three bedroom semi-detached house in Flanshaw, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has an allocated off road parking space. The council tax band is C. There are tenants currently living in the property but it will be sold with vacant possession.

The interior of this beautifully presented property comprises a spacious living room, open plan kitchen/diner and WC on the ground floor. The first floor consists of three bedrooms with an en suite shower room to the master and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio areas, perfect for enjoying the summer months.

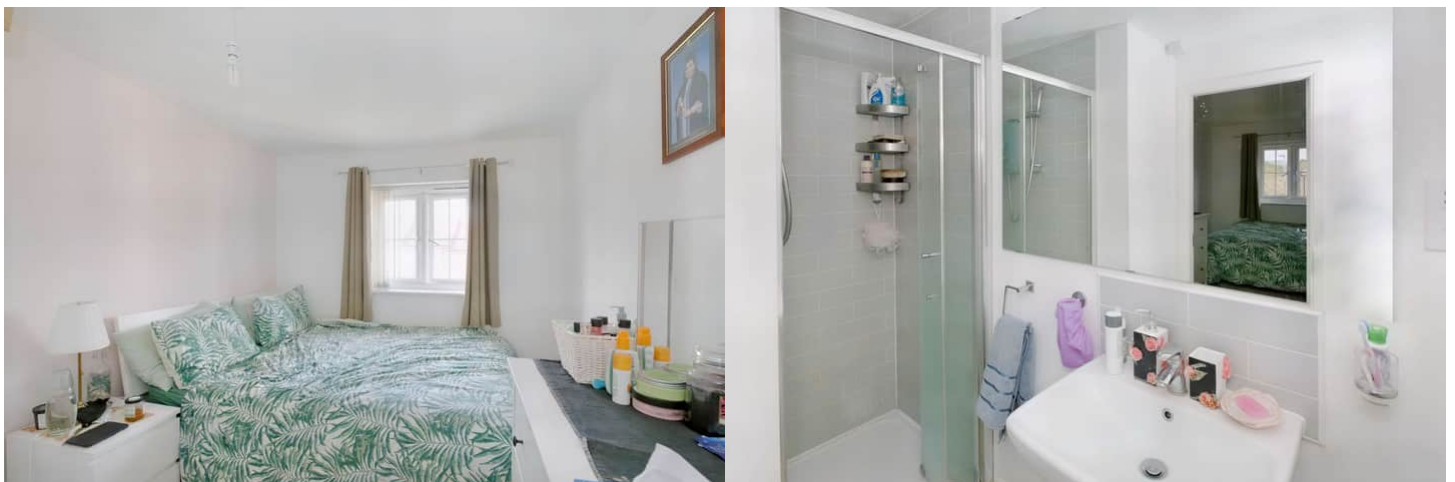
Situated in the popular area of Flanshaw, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A638, M1, Wakefield Westgate and Kirkgate rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

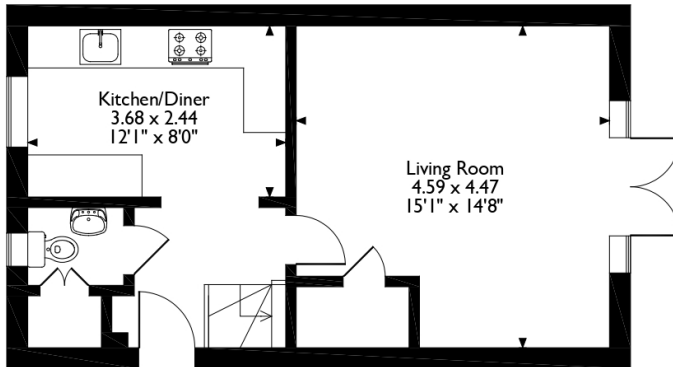
The exclusivity fee is returned to you upon successful completion of the property.



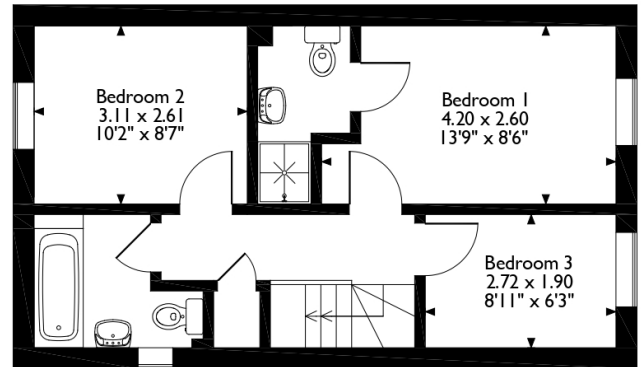
Corbett Drive, Wakefield, West Yorkshire

Approximate Gross Internal Area

76 Sq M/818 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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