



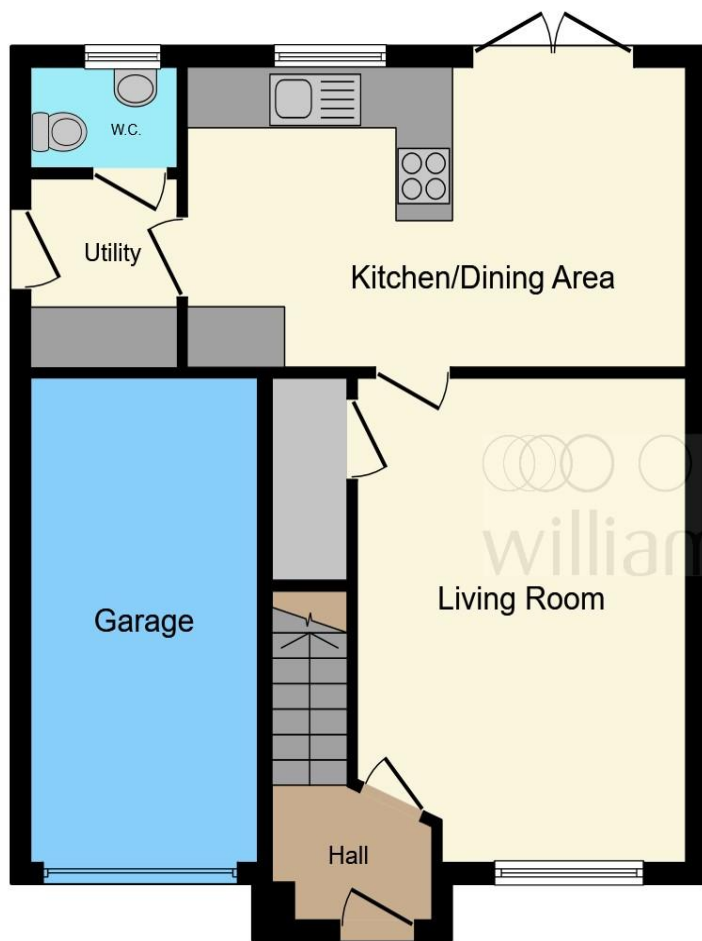
Stanley Hall Close, WAKEFIELD WF1 4GH

welcome to

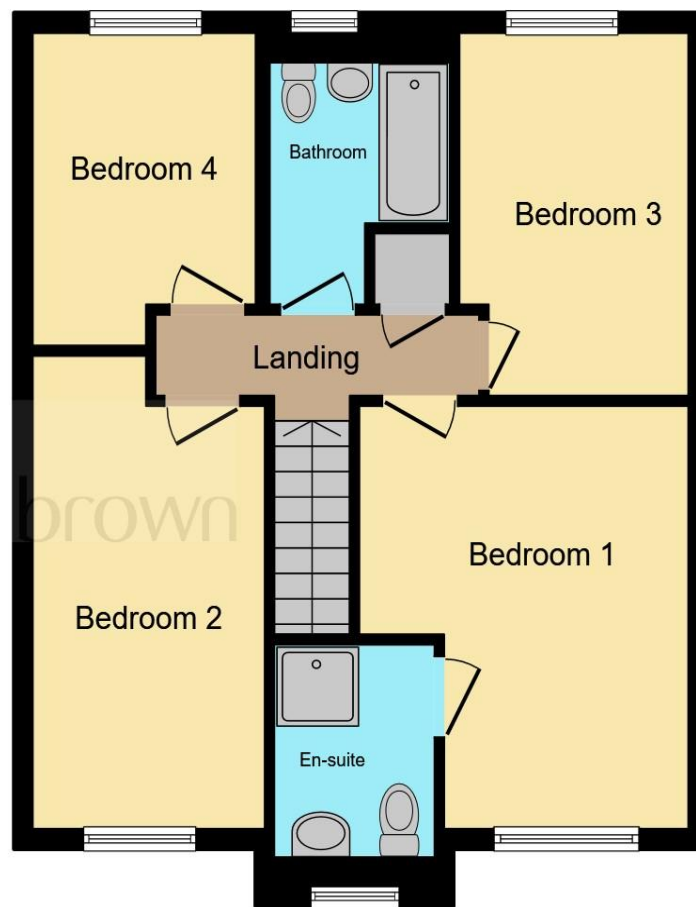
Stanley Hall Close, WAKEFIELD

Guide price £360,000-£375,000! An immaculately presented four-bedroom detached family home tucked away in a cul-de-sac in the newly built and sought-after location of City Fields not to be missed. No upper chain!





Ground Floor



First Floor

Lounge

10' 2" max x 15' 7" max (3.10m max x 4.75m max)

Kitchen

17' 8" max x 9' 4" max (5.38m max x 2.84m max)

Downstairs W.C

Utility Room

6' 4" max x 5' 5" max (1.93m max x 1.65m max)

Bedroom One

10' 8" max x 13' 1" max (3.25m max x 3.99m max)

Bedroom Two

12' 3" max x 7' 3" max (3.73m max x 2.21m max)

Bedroom Three

8' 1" max x 15' 7" max (2.46m max x 4.75m max)

Bedroom Four

7' 7" max x 10' 4" max (2.31m max x 3.15m max)

Bathroom

Garage

Buyers Aml Fee

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

welcome to

Stanley Hall Close, WAKEFIELD

- Spacious four-bedroom detached family home
- Master bedroom with luxury en-suite
- Convenient separate utility room
- Still in NHBC
- No upper chain

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

guide price

£360,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126652



Property Ref:
WAK126652 - 0012

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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