

HUNTERS®

HERE TO GET *you* THERE



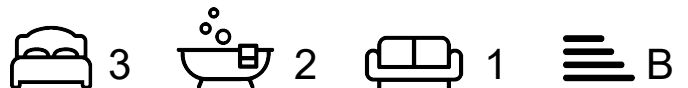
HUNTERS

SALES & LETTINGS

The Green

Sharlston Common, Wakefield, WF4 1EF

Offers Over £500,000



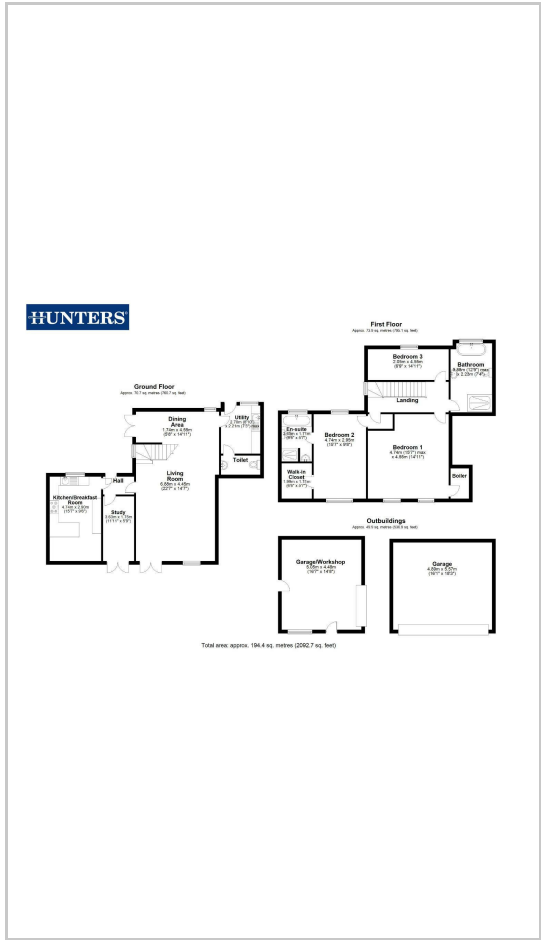
Hunters are pleased to introduce to the market this deceptively spacious character property in a highly sought after location with far reaching countryside within easy access. The property is in prime position overlooking the village green and has been through an extensive refurbishment project by the current owners with attention to detail, energy efficiency and maximising space as priority. The thorough restoration includes 2 extensions, double glazing throughout and owned photovoltaic panels (panels that generate electricity and money).



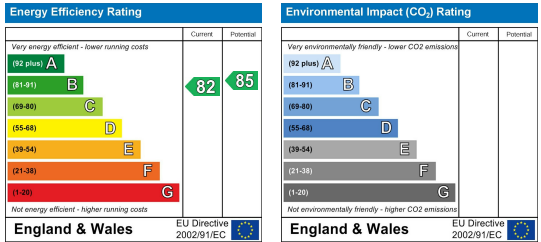
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.