



**Ash Lea, Stanley, Wakefield WF3 4JS**



**welcome to**

**Ash Lea, Stanley, Wakefield**

Guide Price: £350,000 - £375,000. A Three Bedroom Detached True Bungalow set on an impressive plot (Huge potential for development STPP) In need of cosmetic upgrade. **NO UPPER CHAIN.** Close to schools and hospitals. **Viewing Advised.**





### Entrance Hallway

### Kitchen

10' 11" x 6' 4" max ( 3.33m x 1.93m max )

### Utility Room

### Living Room

19' 9" x 12' max ( 6.02m x 3.66m max )

### 2nd Reception Room

15' 3" x 11' 3" max ( 4.65m x 3.43m max )

### Bedroom

12' 2" max x 13' 6" max  
( 3.71m max x 4.11m max )

### Bedroom

9' max x 14' 4" max  
( 2.74m max x 4.37m max )

### Bedroom

9' 8" max x 7' 8" max  
( 2.95m max x 2.34m max )

### Shower Room

### Exterior

The property is set within a fantastic garden plot. Greenhouse.

### Garage

20' 3" max x 10' max ( 6.17m max x 3.05m max )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Ash Lea, Stanley, Wakefield

- Guide Price: £350,000 - £375,000
- 3 Bedroom Detached True Bungalow
- Set on an Impressive Garden Plot
- Huge Potential to Develop (STPP)
- No Upper Chain

Tenure: Freehold EPC Rating: C

### Guide Price:

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**view this property online** [williamhbrown.co.uk/Property/WAK123299](http://williamhbrown.co.uk/Property/WAK123299)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WAK123299 - 0006

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