



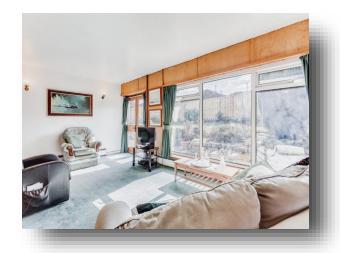


## welcome to

# 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.** 















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.

## **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 )

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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:** £350,000 - £375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK123299



Property Ref: WAK123299 - 0006 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 quidance 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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