



Oakham Balk Avenue, Stanley Wakefield WF3 4LS

welcome to
Oakham Balk Avenue, Stanley
Wakefield

- 4 Bedroom Detached
- Family Home
- En-Suite and Downstairs w.c.
- Garage
- Not to be Missed!

Tenure: Freehold EPC Rating: Exempt

£429,995

The Oakham is built with the family firmly in mind, every aspect perfectly planned to cater for your needs. 4 Bedroom detached with en-suite. The ground floor is complete with a useful W/C, garage and utility store.



Hall
Living Room
Open Plan
Kitchen/dining Room
Downstairs W.C.
Integral Garage
Utility Store
Master Bedroom
En-Suite
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom
Exterior

view this property online williamhbrown.co.uk/Property/WAK124542



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.

Property Ref:

WAK124542 - 0006

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