



william
h brown
for sale
01924 301381

Walton Lane, Wakefield WF2 6EU


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welcome to

Walton Lane, Wakefield

Detached home in the sought after area of Sandal. NO UPPER CHAIN. A four bedroom detached family home with plenty of potential. This properties needs a full internal viewing to fully appreciate.





Ground Floor



First Floor

Hallway

Living Room

22' 6" x 12' 3" (6.86m x 3.73m)

Conservatory

14' 4" x 11' 5" (4.37m x 3.48m)

Open Plan

Dining Kitchen

22' 8" x 9' 8" (6.91m x 2.95m)

First Floor Landing

Bedroom 1

12' 1" x 11' 8" (3.68m x 3.56m)

Bedroom 2

12' 8" x 10' 9" (3.86m x 3.28m)

Bedroom 3

10' 1" x 9' 9" (3.07m x 2.97m)

Bedroom 4

8' 8" x 6' 8" (2.64m x 2.03m)

Bathroom

Separate W.C.

Exterior

Garage

17' 6" x 9' 3" (5.33m x 2.82m)

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.

welcome to

Walton Lane, Wakefield

- 4 Bedroom Detached
- Excellent Location
- Gardens and Garage
- Huge potential to put ones own mark on it
- No Upper Chain

Tenure: Freehold EPC Rating: C

offers in the region of

£375,000

directions to this property:

From Wakefield City Centre follow signs for Barnsley/A61, cross over Chantry Bridge with Hepworth Gallery to the right hand side, continue onto the Barnsley Road, passing the St. Helens Church on the left hand side. Take a left at the traffic lights onto Walton Lane. This property can be identified by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WAK124248



Property Ref:
WAK124248 - 0008

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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