



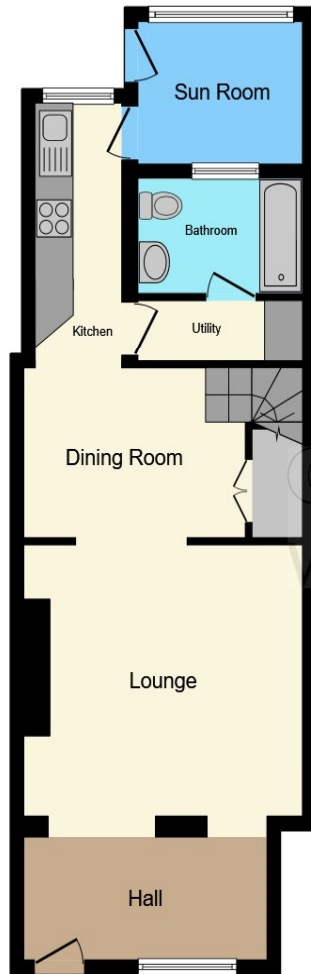
Low Moor Lane, Woolley Wakefield WF4 2LJ

welcome to

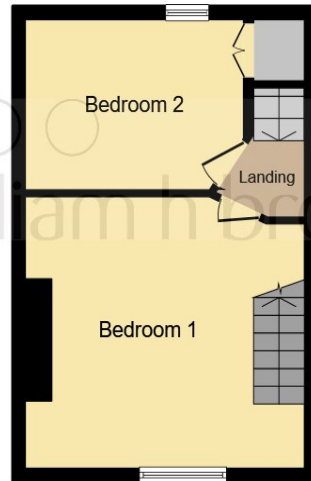
Low Moor Lane, Woolley Wakefield

Guide Price £215,000-£225,000 A wonderful spacious character property located in Woolley. Great access to motorways and good commuting links. No upper chain.

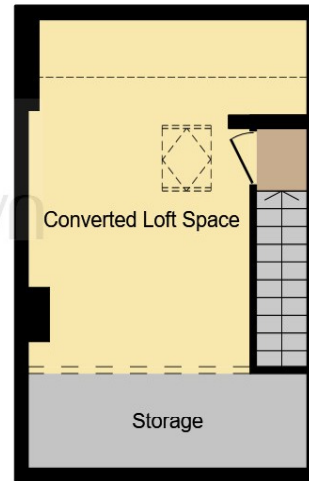




Ground Floor



First Floor



Second Floor

Entrance Hall

12' 6" max x 7' 4" max (3.81m max x 2.24m max)

Lounge

14' 1" max x 13' 3" max (4.29m max x 4.04m max)

Dining Room

11' 7" max x 8' 2" max (3.53m max x 2.49m max)

Kitchen

12' 5" max x 4' 5" max (3.78m max x 1.35m max)

Utility Room

Sun Room

8' 5" max x 7' 2" max (2.57m max x 2.18m max)

First Floor

Bedroom 1

11' 1" max x 8' 11" max (3.38m max x 2.72m max)

Bedroom 2

14' 4" max x 13' 1" max (4.37m max x 3.99m max)

Loft

Bathroom

Outside

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

Low Moor Lane, Woolley Wakefield

- Two bedroom character property
- Stunning gardens
- Deceptively spacious
- No upper chain
- Guide Price £215,000-£225,000

Tenure: Freehold EPC Rating: F

guide price

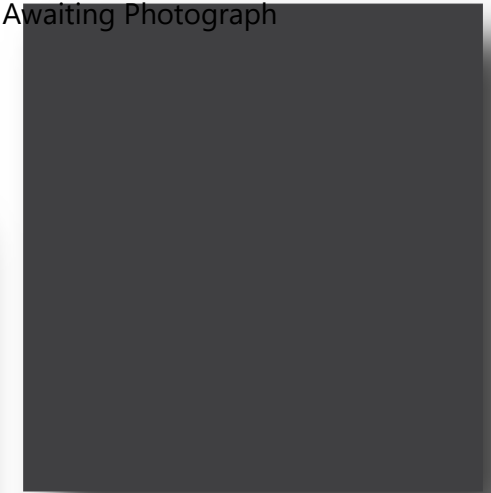
£215,000

directions to this property:

From Wakefield City Centre take the Denby Dale Road A636 and continue approximately four miles to the motorway roundabout Junction 39, passing Cedar Court Hotel on the left hand side, continue straight on passing the British Oak public house and Blacker Lane on the left hand side, take the next left hand turn onto Branch Road, to the T-junction and turn left onto Bretton Lane, next right hand turn onto Dennington Lane continue over the M1 flyover onto Woolley Low Moor Lane, the next left hand turn onto Low Moor Lane.



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124477



Property Ref:
WAK124477 - 0011

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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