



Lime Pit Lane, Stanley Wakefield WF3 4DH

welcome to

Lime Pit Lane, Stanley Wakefield

54 Lime Pit Lane, Stanley, WF3 4DH. We are acting in the sale of the above property and have received an offer of £170,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



Rooms are impressive in size with an open plan kitchen diner, living room and three bedrooms. A front driveway and fenced rear garden which is perfect for entertaining. The location is incredible with direct links to the M62 national motorway network meaning it is ideal for the commuter. You enter the property into a good sized hallway, which leads you into the bright and airy first reception room with a gas fireplace. From the second door in the hallway, you are presented the secondary reception room with access to the modern kitchen. This room provides access into the conservatory through patio doors, where you can access the bright and private low maintenance garden.

Entrance Hallway

Lounge

13' 9" max x 11' 8" max (4.19m max x 3.56m max)

Dining Room

15' 9" max x 11' 9" max (4.80m max x 3.58m max)

Kitchen

12' 8" max x 5' 7" max (3.86m max x 1.70m max)

Conservatory

8' 7" max x 9' 6" max (2.62m max x 2.90m max)

Bedroom 1

12' max x 14' 1" max (3.66m max x 4.29m max)

Bedroom 2

11' 2" max x 10' 7" max (3.40m max x 3.23m max)

Bedroom 3

7' 4" max x 9' 4" max (2.24m max x 2.84m max)

Bathroom

Exterior



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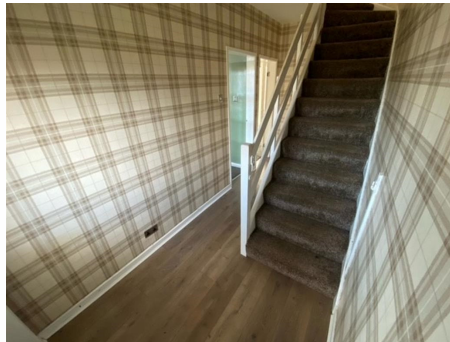
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Lime Pit Lane, Stanley Wakefield

- Three Bedroom mid Terrace
- Two reception rooms
- Off street parking
- Enclosed rear garden
-

Tenure: Freehold EPC Rating: D

£170,000



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Property Ref:
WAK124893 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property