



Cedar Cottage Shay Lane, Walton Wakefield WF2 6LA

welcome to

Cedar Cottage Shay Lane, Walton Wakefield

A property of historical interest certain to create interest. Ideal for those wanting to put their own stamp on a stunning home in a historical part of Walton. Would also appeal to the developer as the property comes with a generous proportion of land. Huge potential to build (STPP).





Ground Floor



First Floor

Entrance

Living Room 1

15' 9" max x 13' 6" max (4.80m max x 4.11m max)

Living Room 2

20' 9" max x 12' 3" max (6.32m max x 3.73m max)

Reception Room

15' 7" max x 15' 7" max (4.75m max x 4.75m max)

Kitchen

12' 9" max x 9' 2" max (3.89m max x 2.79m max)

Utility Room

6' 3" max x 11' 8" max (1.91m max x 3.56m max)

First Floor Landing

Bedroom 1

15' 1" max x 13' 4" max (4.60m max x 4.06m max)

Bedroom 2

13' 2" max x 13' 9" max (4.01m max x 4.19m max)

Bedroom 3

13' 5" max x 8' 4" max (4.09m max x 2.54m max)

Bedroom 4

11' 3" max x 12' 5" max (3.43m max x 3.78m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Cedar Cottage Shay Lane, Walton Wakefield

- 4 Bedroom Property of historical interest
- Land opportunity ideal for developer
- For those wanting to put their own mark on the property
- Viewing by Appointment
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Tenure: Freehold EPC Rating: Awaited

offers in the region of

£925,000



view this property online [williamhbrown.co.uk/Property/WAK122506](https://www.williamhbrown.co.uk/Property/WAK122506)



Property Ref:
WAK122506 - 0002

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Please note the marker reflects the postcode not the actual property



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