

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).















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

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)

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- 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
- Huge potential to build (STPP)

Tenure: Freehold EPC Rating: F

£900,000







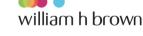


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK122506



Property Ref: WAK122506 - 0007 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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