



Finkle Close, Woolley Wakefield WF4 2LU

welcome to

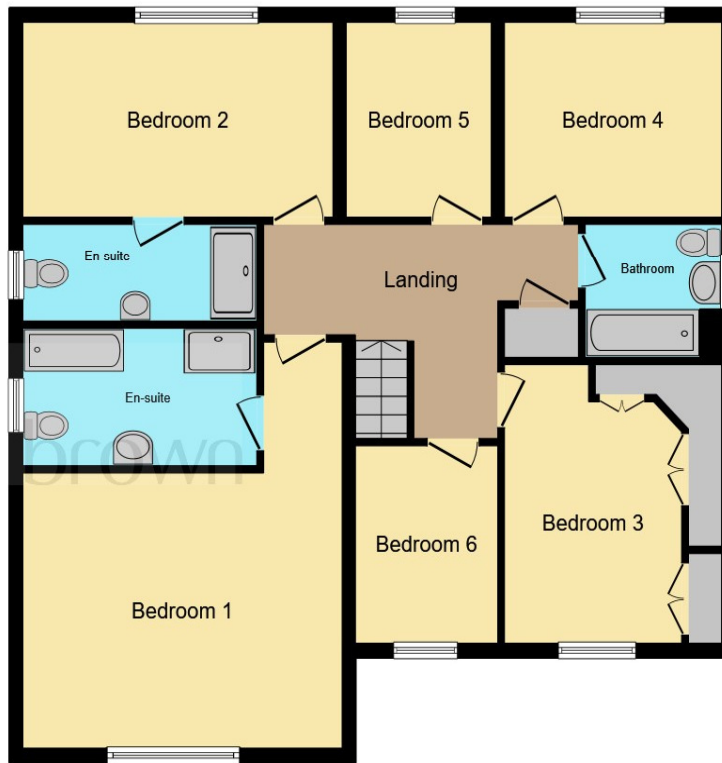
Finkle Close, Woolley Wakefield

A fantastic opportunity for the extended growing family to acquire a six-bedroom detached family home set in the most prestigious location of woolley.





Ground Floor



First Floor

Entrance Hallway

17' 1" max x 6' 1" max (5.21m max x 1.85m max)

Wc

Living Room

18' 1" max x 11' 6" max (5.51m max x 3.51m max)

Dining Room

11' 2" max x 13' 1" max (3.40m max x 3.99m max)

Kitchen Dining Room

10' 1" max x 20' 1" max (3.07m max x 6.12m max)

Utility Room

5' max x 13' 8" max (1.52m max x 4.17m max)

First Floor Landing

Bedroom 1

19' 9" max x 15' 9" max (6.02m max x 4.80m max)

En Suite

11' 1" max x 6' 5" max (3.38m max x 1.96m max)

Bedroom 2

9' 1" max x 15' 1" max (2.77m max x 4.60m max)

En Suite

Bedroom 3

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

welcome to

Finkle Close, Woolley Wakefield

- A six bed roomed well presented family home.
- Kitchens and bathrooms. Done to a high spec.
- Generous, off-road parking and garage with electric door.
- Two reception rooms plus dining kitchen.
- Away in a cul-de-sac location.

Tenure: Freehold EPC Rating: D

offers in the region of

£700,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124883



Property Ref:
WAK124883 - 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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