



Low Moor Lane, Woolley Wakefield WF4 2LJ

welcome to

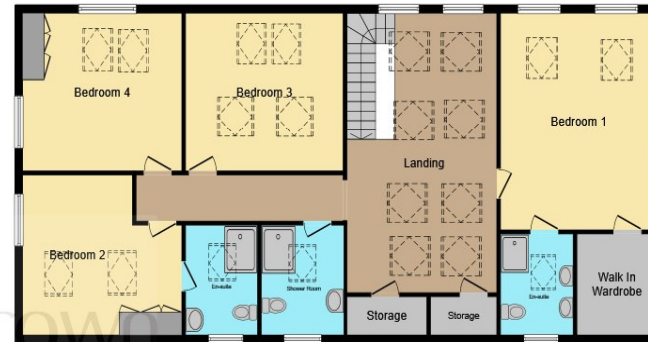
Low Moor Lane, Woolley Wakefield

Built in 2023. A unique and individual bespoke six bedroom detached home with self contained 2 Bed ANNEX, MENAGE, APPROX 2 acres Paddock. Home of quality and Architectural style. Perfect for the EQUESTRIAN buyer. RARELY does such a home become available.





Ground Floor



First Floor

Entrance Vestibule/ Hallway

14' 10" max x 9' 6" max (4.52m max x 2.90m max)

Downstairs Bathroom

7' 9" max x 7' 10" max (2.36m max x 2.39m max)

Bedroom 5/ Study

15' 8" max x 11' 6" max (4.78m max x 3.51m max)

Bedroom 6/ Study

10' 8" max x 14' 7" max (3.25m max x 4.45m max)

Kitchen/ Dining Room

27' 10" max x 35' 10" max (8.48m max x 10.92m max)

Utility Room

14' 8" max x 10' 8" max (4.47m max x 3.25m max)

Living Room

27' 8" max x 14' 8" max (8.43m max x 4.47m max)

First Floor Landing

14' 2" max x 13' 2" max (4.32m max x 4.01m max)

Storage

Bedroom 1

18' 8" max x 14' 4" max (5.69m max x 4.37m max)

Dressing Room

8' 8" max x 7' 6" max (2.64m max x 2.29m 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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Low Moor Lane, Woolley Wakefield

- Completed in 2023 A unique Six bedroom home of Approx 4000 sqft
- Two bedroom self contained Annex
- 2 Acre paddock
- Ménage 20 x 40m with sport track surface and post and rail fencing
- South Facing

Tenure: Freehold EPC Rating: C

offers over

£1,300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK124654](https://www.williamhbrown.co.uk/Property/WAK124654)



Property Ref:
WAK124654 - 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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