

Winter Close, Stanley Wakefield WF3 4GA



welcome to

Winter Close, Stanley Wakefield

Offers in Excess of £250,000 A well-presented contemporary three bedroom semi-detached townhouse situated in the highly popular residential development of city fields not to be missed!

This home is well presented throughout, bright airy and spacious in a cul-de-sac location.



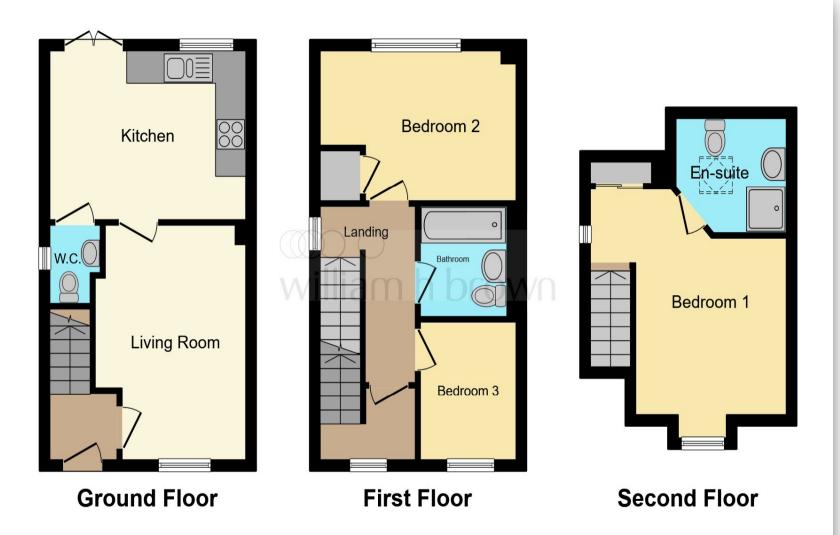












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

9' max x 14' 3" max (2.74m max x 4.34m max)

Kitchen

10' 1" max x 12' 8" max (3.07m max x 3.86m max)

First Floor Landing

Bedroom One

12' max x 12' 6" max (3.66m max x 3.81m max)

En-Suite

Bedroom Two

12' 9" max x 9' 1" max (3.89m max x 2.77m max)

Bedroom Three

 6° 2" max x 8° 4" max (1.88m max x 2.54m max)

Bathroom

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- Offers in Excess of £250,000
- 3-bedroom semi-detached townhouse
- No onward chain
- · Off road parking
- Master with en-suite

Tenure: Freehold EPC Rating: B

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK123932



Property Ref: WAK123932 - 0005 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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01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED



williamhbrown.co.uk