

79a Longthorpe Lane, Thorpe Wakefield WF3 3DA



welcome to

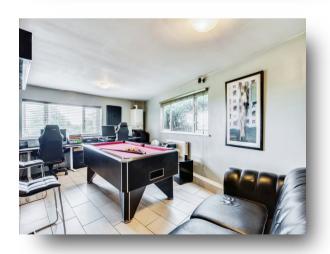
79a Longthorpe Lane, Thorpe Wakefield

A deceptively spacious four-bedroom dorma bungalow with extra occasional rooms not to be missed. This home is not what meets the eye from the first glance viewings highly recommended to fully appreciate what this home has to offer!















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 Hall

Living Room

13' 6" max x 18' 3" max (4.11m max x 5.56m max)

Kitchen

19' 6" max x 28' 9" max (5.94m max x 8.76m max)

Utility Room

8' 6" max x 6' 8" max (2.59m max x 2.03m max)

W.C

Gamesroom

Bedroom Four

12' 3" max x 13' 1" max (3.73m max x 3.99m max)

Walk In Wardrobe

9' 8" max x 9' max (2.95m max x 2.74m max)

Bathroom

First Floor Landing

Bedroom One

13' 6" max x 13' 7" max (4.11m max x 4.14m max)

Bedroom Two

15' 1" max x 16' 4" max (4.60m max x 4.98m max)

Bedroom Three

welcome to

79a Longthorpe Lane, Thorpe Wakefield

- Four bedroom detached dorma bungalow with occasional rooms
- Beautiful enclosed garden
- Ample off road parking
- Location
- Located with great access to motorway transport links to Wakefield and Leeds

Tenure: Freehold EPC Rating: C

£400,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WAK125105 - 0012 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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