



**Barnstone Vale, Wakefield WF1 4TJ**



**welcome to**

**Barnstone Vale, Wakefield**

Offers in the region of £320,000. A fully renovated immaculate and spacious four-bedroom family home with an abundance of reception room space for the modern growing family. BARNSTONE Vale is ideally situated to Schools, hospitals and is a convenient place to walk into Wakefield city centre.





**Ground Floor**



**First Floor**

**Kitchen/Dining Room**

8' 8" max x 22' 11" max ( 2.64m max x 6.99m max )

**Living Room**

14' 10" max x 14' 2" max ( 4.52m max x 4.32m max )

**Conservatory/Playroom**

17' 1" max x 8' 5" max ( 5.21m max x 2.57m max )

**Bedroom One**

12' 3" max x 8' 5" max ( 3.73m max x 2.57m max )

**Bedroom Two**

11' 3" max x 8' 5" max ( 3.43m max x 2.57m max )

**Bedroom Three**

12' max x 11' 7" max ( 3.66m max x 3.53m max )

**Bedroom Four**

8' 9" max x 6' 6" max ( 2.67m max x 1.98m max )

**Garage**

16' 8" max x 8' 9" max ( 5.08m max x 2.67m 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](http://www.focalagent.com)

welcome to

## Barnstone Vale, Wakefield

- £320,000
- Stylish four bedroom detached
- Two Reception Rooms
- Contemporary Kitchen
- Double driveway and Garage

Tenure: Freehold EPC Rating: D

guide price

**£320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125246](https://www.williamhbrown.co.uk/Property/WAK125246)



Property Ref:  
WAK125246 - 0005

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