



**Tippler Drive, Stanley Wakefield WF3 4FW**

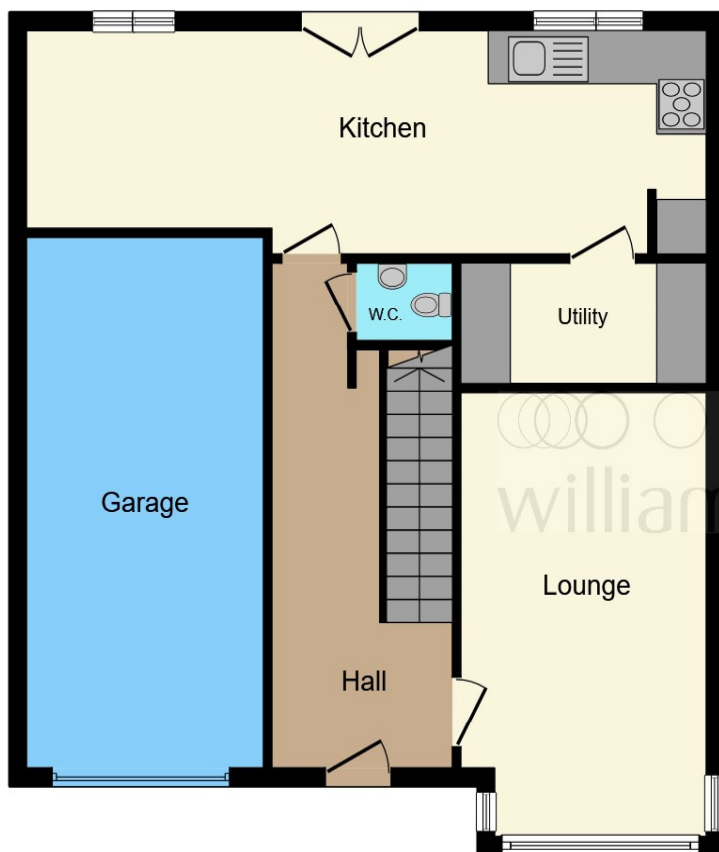


**welcome to**

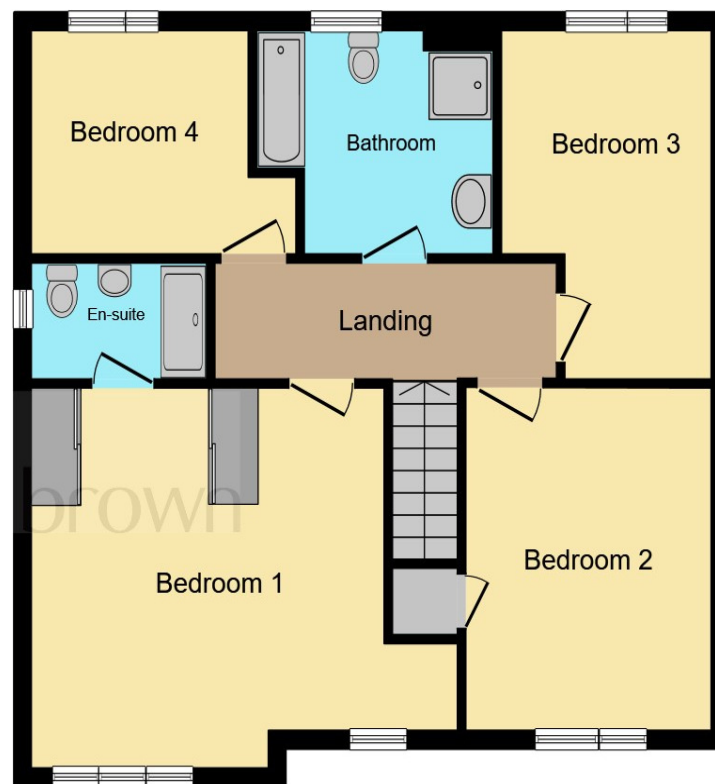
**Tippler Drive, Stanley Wakefield**

Guide Price £380,000 - £390,000. A Beautifully presented four-bedroom detached home. Set on a peaceful area of City fields and it includes beautiful landscaped gardens.





**Ground Floor**



**First Floor**

**Entrance Hallway**

17' max x 6' 6" max ( 5.18m max x 1.98m max )

**Kitchen/Dining/Family Space**

8' 9" max x 27' 7" max ( 2.67m max x 8.41m max )

**Utility Room**

7' 5" max x 6' 5" max ( 2.26m max x 1.96m max )

**Living Room**

15' 3" max x 9' 8" max ( 4.65m max x 2.95m max )

**First Floor Landing**

**Bedroom 1**

16' 11" max x 14' 1" max ( 5.16m max x 4.29m max )

**En Suite**

**Bedroom 2**

12' 6" max x 9' 9" max ( 3.81m max x 2.97m max )

**Bedroom 3**

13' 7" max x 8' 4" max ( 4.14m max x 2.54m max )

**Bedroom 4**

12' 7" max x 9' 6" max ( 3.84m max x 2.90m max )

**Bathroom**

**Exterior**

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**

## **Tippler Drive, Stanley Wakefield**

- Four Bedroom Detached Family Home
- Landscaped gardens
- Garage and Double driveway
- Dining Kitchen
- En-suite to master bedroom

Tenure: Freehold EPC Rating: A

guide price

**£380,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125523](https://www.williamhbrown.co.uk/Property/WAK125523)



Property Ref:  
WAK125523 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01924 381381**



[Wakefield@williamhbrown.co.uk](mailto:Wakefield@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**