

Thornes Lane, Wakefield WF2 8PH

william h brown

welcome to

Thornes Lane, Wakefield

This four-bedroom detached family home in the heart of Thornes is close to the up-and-coming artistic quarter, including The Hepworth Gallery, and rail links for commuters to Leeds.















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 Hallway

Living Room

31' 7" max x 13' 8" max (9.63m max x 4.17m max)

Dining Room

15' 1" max x 12' 8" max (4.60m max x 3.86m max)

Kitchen

15' 2" max x 9' 9" max (4.62m max x 2.97m max)

Utility Room

13' 1" max x 4' 8" max (3.99m max x 1.42m max)

First Floor Landing

Bedroom One

17' 8" max x 15' 6" max (5.38m max x 4.72m max)

Bedroom Two

13' 5" max x 12' 5" max (4.09m max x 3.78m max)

Bedroom Three

14' 8" max x 12' 3" max (4.47m max x 3.73m max)

Bedroom Four

8' 3" max x 7' 5" max (2.51m max x 2.26m max)

Bathroom

10' 1" max x 5' 5" max (3.07m max x 1.65m max)

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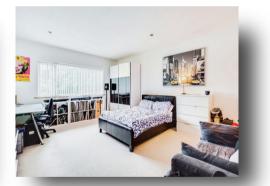
- A Four Bedroom Detached Family Home
- VIEWING ADVISED TO FULLY APPRECIATE THIS UNIQUE HOME
- OFF ROAD PARKING
- FULL OF STYLE
- IMPRESSIVE SPACIOUS HOME

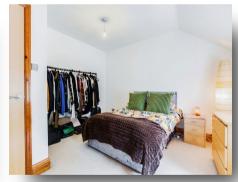
Tenure: Freehold EPC Rating: D

offers in the region of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124319



Property Ref: WAK124319 - 0004 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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