



Thornes Road, Wakefield WF2 8QL

welcome to

Thornes Road, Wakefield

Rarely does such a property come onto the open market. Please contact the Agent for further details. This stunning former The Stables home is a contemporary and modern home for the discerning buyer.





Ground Floor



First Floor

Open Plan

Living/Family Room

20' 8" max x 20' 1" max (6.30m max x 6.12m max)

Dining Kitchen

22' 5" max x 17' 7" max (6.83m max x 5.36m max)

2nd Reception Room

15' 3" max x 13' 4" max (4.65m max x 4.06m max)

Bedroom 1

15' 9" max x 9' max (4.80m max x 2.74m max)

Bedroom 2

15' 3" max x 6' 9" max (4.65m max x 2.06m max)

Bedroom 3

13' 5" max x 7' 4" max (4.09m max x 2.24m max)

Family Bathroom

13' 2" max x 7' 2" max (4.01m max x 2.18m max)

Exterior

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Thornes Road, Wakefield

- A Stunning 3 Bedroom Contemporary Property with period features
- Set Back from the roadside offering a great deal of privacy
- Generous Off Road Parking
- Huge Potential to acquire a further property - Contact William H Brown for further details
- Not to be Missed

Tenure: Freehold EPC Rating: D

offers in the region of

£415,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125869



Property Ref:
WAK125869 - 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.

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



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



williamhbrown.co.uk