



Old Mount Farm, Woolley Wakefield WF4 2LD

welcome to

Old Mount Farm, Woolley Wakefield

The Hayloft is situated in the wonderful Rural development of Old Mount Farm and is surrounded by well-manicured gardens. A real individual and deceptively spacious home which is immaculately presented throughout!





Entrance Hallway

21' 7" max x 18' 6" max (6.58m max x 5.64m max)

Kitchen

14' 2" max x 14' 1" max (4.32m max x 4.29m max)

Living Room

13' 3" max x 18' 3" max (4.04m max x 5.56m max)

Reception Room 2

14' 2" max x 27' 2" max (4.32m max x 8.28m max)

Bedroom 2

15' 3" max x 10' 9" max (4.65m max x 3.28m max)

Bedroom 3

13' 9" max x 10' 9" max (4.19m max x 3.28m max)

Bathroom

14' 2" max x 6' 11" max (4.32m max x 2.11m max)

First Floor

Bedroom 1

12' max x 18' 4" max (3.66m max x 5.59m max)

Ensuite

7' 9" max x 6' 3" max (2.36m max x 1.91m max)

Exterior

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- UNIQUE STONE BARN STYLE RESIDENCE
- HAYLOFT WITH PRINCIPLE BEDROOM HAVING FEATURE BEAMS AND ENSUITE
- AN ABUNDANCE OF RECEPTION ROOM SPACE
- STYLISHLY PRESENTED THROUGHOUT
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: G

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126104



Property Ref:
WAK126104 - 0005

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