



**Stanley Road, WAKEFIELD WF1 4LZ**

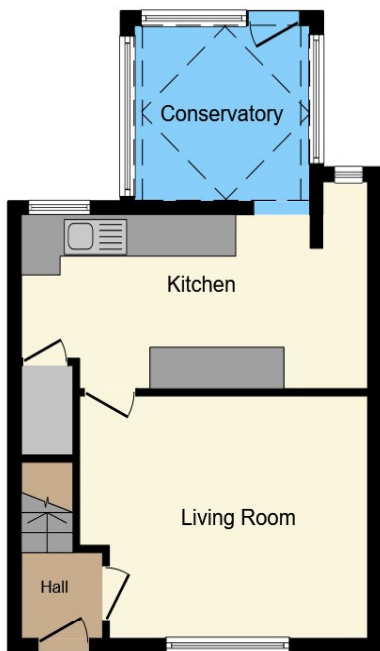


**welcome to**

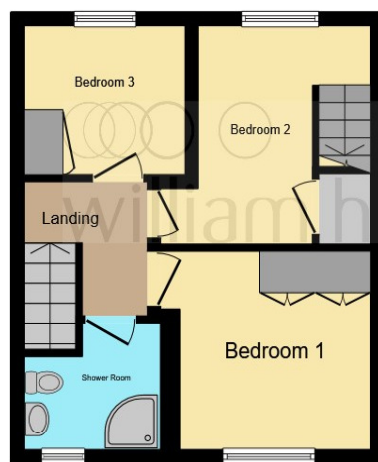
**Stanley Road, WAKEFIELD**

A beautifully presented home. Which is deceptively spacious at first Glance. Viewing advised to fully appreciate.

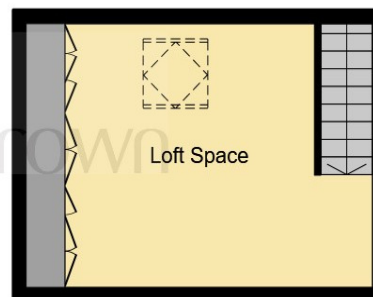




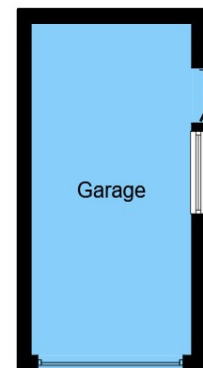
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

### **Kitchen**

8' 5" max x 18' 11" max ( 2.57m max x 5.77m max )

### **Living Room**

14' 8" max x 12' 11" max ( 4.47m max x 3.94m max )

### **Conservatory**

10' 11" max x 9' 6" max ( 3.33m max x 2.90m max )

### **Bedroom One**

9' 11" max x 9' 11" max ( 3.02m max x 3.02m max )

### **Bedroom Two**

10' 8" max x 8' 3" max ( 3.25m max x 2.51m max )

### **Bedroom Three**

7' 4" max x 8' 5" max ( 2.24m max x 2.57m max )

### **Attic Room**

17' 8" max x 12' 10" max ( 5.38m max x 3.91m max )

### **Garage**

17' 8" max x 7' 5" max ( 5.38m max x 2.26m 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)



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## Stanley Road, WAKEFIELD

- Three bedroom Mature Terrace
- Well Presented throughout
- Conservatory
- Garage
- Modern Shower room

Tenure: Freehold EPC Rating: D

offers in the region of

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126329](http://williamhbrown.co.uk/Property/WAK126329)



Property Ref:  
WAK126329 - 0003

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william h brown



**01924 381381**



Wakefield@williamhbrown.co.uk



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



**williamhbrown.co.uk**