



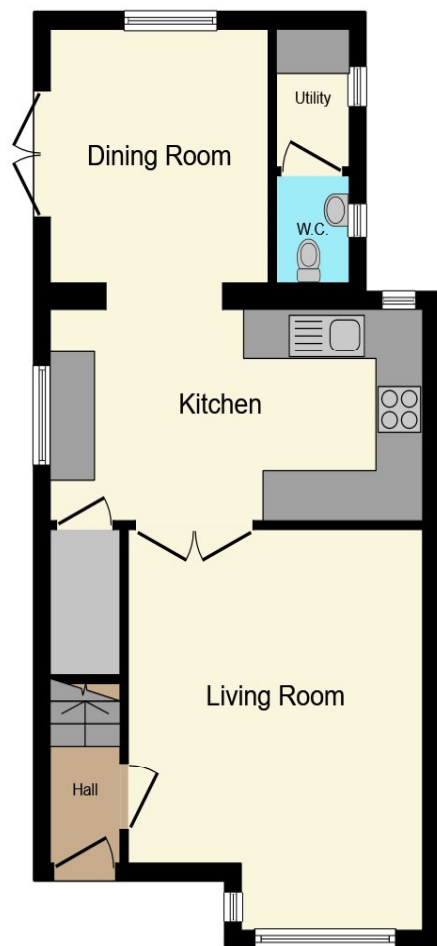
Thornes Moor Close, Wakefield WF2 8QA

welcome to

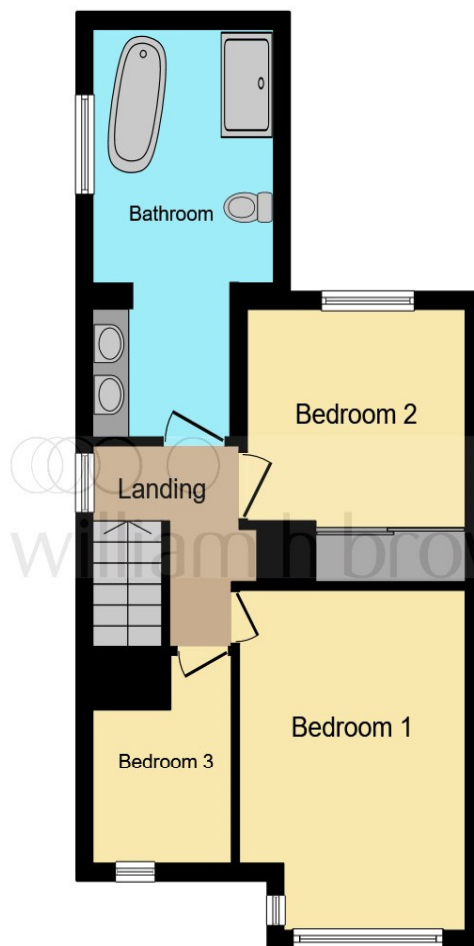
Thornes Moor Close, Wakefield

Guide Price £325,000-£350,000. This extended semi-detached home with further plans approved to extend really has the WOW FACTOR.

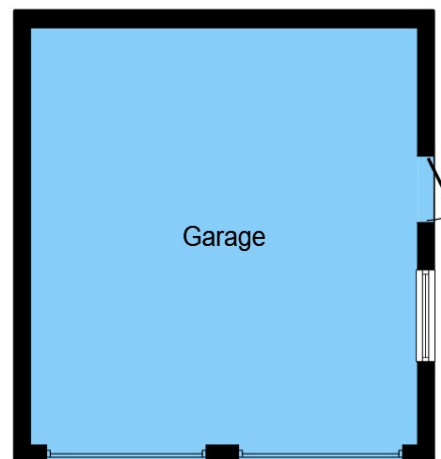




Ground Floor



First Floor



Garage

Kitchen

15' 3" max x 8' 9" max (4.65m max x 2.67m max)

Dining Room

10' 3" max x 7' 5" max (3.12m max x 2.26m max)

Living Room

16' max x 12' 3" max (4.88m max x 3.73m max)

Bedroom One

13' 9" max x 7' 9" max (4.19m max x 2.36m max)

Bedroom Two

10' 8" max x 9' 7" max (3.25m max x 2.92m max)

Bedroom Three

8' 4" max x 9' 6" max (2.54m max x 2.90m max)

Bathroom

16' 8" max x 7' 6" max (5.08m max x 2.29m max)

Garage

16' 2" max x 16' 7" max (4.93m max x 5.05m 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

welcome to

Thornes Moor Close, Wakefield

- Three Bedroom extended semi-detached
- Planning approved for a further double extension
- Double garage
- UPVC and GCH
- Two reception rooms

Tenure: Freehold EPC Rating: Awaited

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126579



Property Ref:
WAK126579 - 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.

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