

property details **approval form**

175 Canal Lane, Stanley, WAKEFIELD, West Yorkshire, England, WF3 4EE

Date: 15 November 2025

Property Ref and Version: WAK127154 - 0001



selling your home with us!

Not for marketing purposes | INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Property Images
2. Key Features	6. Floor Plan
3. Short Description	
4. Long Description	

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

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>> price

fixed price £210,000

Tenure: Freehold

>> key features

- > Fixed Price £210,000
- > Two bedroom end terrace
- > Fully renovated throughout
- > Ideal for first time buyers
- > NO UPPER CHAIN
- > EPC Rating: D

>> short description

Fixed price £210,000. Welcome to the market this fully renovated two bedroom end terrace property in the sought after area of Stanley, Wakefield! Offered to the market with NO UPPER CHAIN! Viewings highly recommended to fully appreciate what this home has to offer!

>> long description

Fixed price £210,000. Welcome to the market this fully renovated 2 bedroom end terrace property in the sought after area of Stanley, Wakefield! This home is ideal for first time buyers and has been made move in ready! Briefly comprising of a living area, kitchen/diner and W/C. To the first floor the property offers 2 fabulous sized bedrooms and a house bathroom. There is also a cellar space that has great potential, to convert! Externally the property has off street parking, and enclosed rear garden and a single garage. The property is not overlooked and has great views of the fields to the rear! Well located for local amenities, great schooling and transport links. Offered to the market with NO UPPER CHAIN! Viewings highly recommended to fully appreciate what this home has to offer!

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>> room description

Lounge

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

Kitchen

13' 3" max x 13' 5" max (4.04m max x 4.09m max)

Bedroom One

13' 4" max x 12' 4" max (4.06m max x 3.76m max)

Bedroom Two

13' 2" max x 7' 8" max (4.01m max x 2.34m max)

Bathroom

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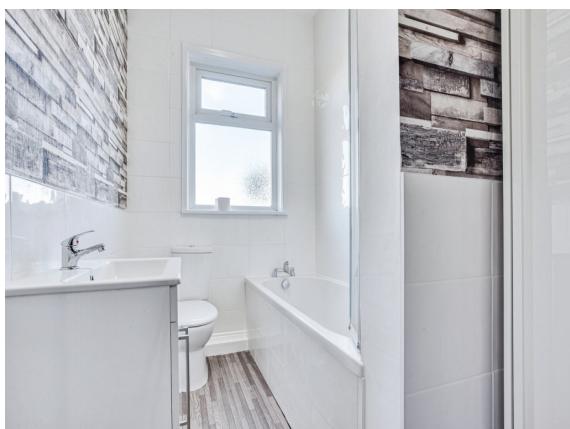
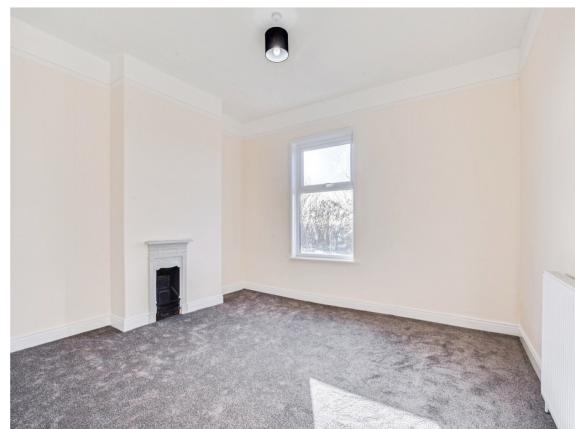
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>> floor plan



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

>> approval

	Signature	Date
Imogen Smithson		
Mr M.A. Taylor		

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