

# HUNTERS®

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SALES & LETTINGS

## Weeland Road

Sharlston Common, Wakefield, WF4 1DB

Offers In The Region Of £160,000



Offered for sale with no onward chain, this versatile end-terrace property presents an excellent opportunity for both investors and businesses.

Currently configured as office space, it offers tremendous potential for a variety of alternative uses, including retail, residential conversion (subject to planning permission), or other commercial purposes. Boasting 93.7 square meters of well-designed, modern space, the property is presented in good condition throughout, with contemporary fixtures and fittings. The layout is flexible, providing ample scope to tailor the space to suit your specific needs, whether you're looking to continue its current use or adapt it for another purpose.

Situated in a convenient location, this property offers easy access to local amenities, transport links, and surrounding areas, making it an ideal choice for a range of commercial or residential projects.

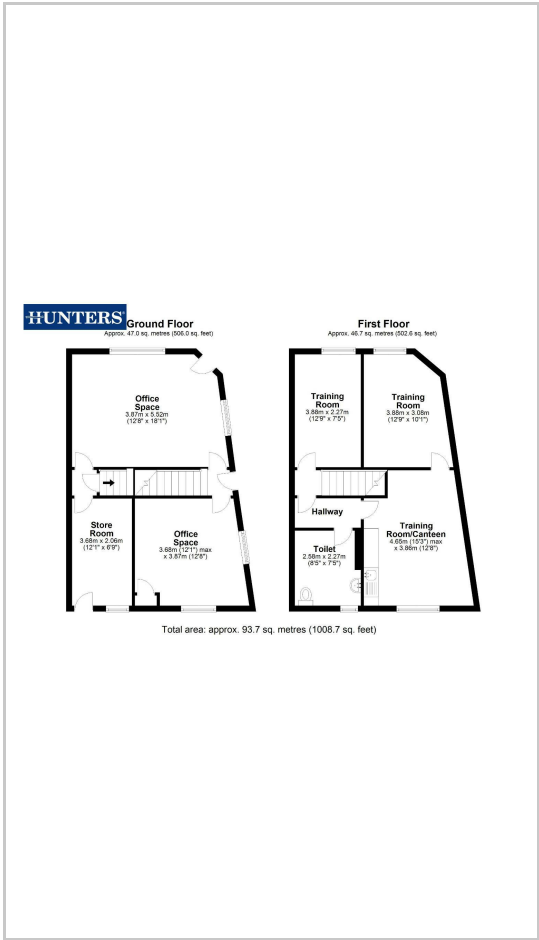
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).



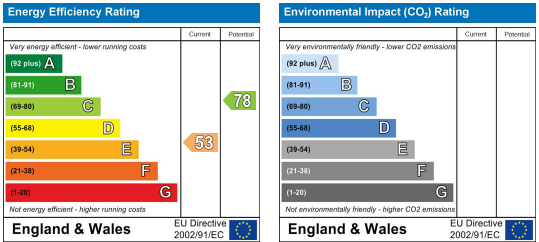
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.