



Finkle Close, Woolley Wakefield WF4 2LU

welcome to

Finkle Close, Woolley Wakefield

- A six bedroom well presented family home
- Kitchens and bathrooms. Done to a high spec
- Generous off-road parking and garage with electric door
- Two reception rooms plus dining kitchen
- Away in a cul-de-sac location

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in the region of
£675,000

A fantastic opportunity for the extended growing family to acquire a six bedroom detached family home set in the most prestigious location of woolley. Viewing by appointment to fully appreciate this fantastic family Home!



Entrance Hallway

17' 1" max x 6' 1" max (5.21m max x 1.85m max)

Wc

Living Room

18' 1" max x 11' 6" max (5.51m max x 3.51m max)

Dining Room

11' 2" max x 13' 1" max (3.40m max x 3.99m max)

Kitchen Dining Room

10' 1" max x 20' 1" max (3.07m max x 6.12m max)

Utility

5' max x 13' 8" max (1.52m max x 4.17m max)

First Floor Landing

Bedroom 1

19' 9" max x 15' 9" max (6.02m max x 4.80m max)

En Suite

11' 1" max x 6' 5" max (3.38m max x 1.96m max)

Bedroom 2

9' 1" max x 15' 1" max (2.77m max x 4.60m max)

En Suite

Bedroom 3

11' 1" max x 8' 9" max (3.38m max x 2.67m max)

Bedroom 4

13' 4" max x 10' 8" max (4.06m max x 3.25m max)

Bedroom 5

8' 1" max x 6' 1" max (2.46m max x 1.85m max)

Bedroom 6

9' 4" max x 7' max (2.84m max x 2.13m max)

Exterior

Garage

17' 4" max x 10' 1" max (5.28m max x 3.07m max)

view this property online williamhbrown.co.uk/Property/WAK127717



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.

Property Ref:

WAK127717 - 0002

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