

property details **approval form**

46 Fernleigh Court, WAKEFIELD, West Yorkshire, England, WF2 8SL

Date: 05 March 2026

Property Ref and Version: WAK127507 - 0002

selling your home with us!



>> **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. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

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.

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>> **price**

£170,000

Tenure: Freehold

>> **key features**

- > Two double bedroom semi-detached
- > Garage and driveway
- > Perfect for first time buyers
- > Enclosed rear garden
- > Location
- > EPC Rating: C

>> **short description**

Guide price £170,000-£180,000. Viewings highly recommended to fully appreciate what this home has to offer and not to miss out!

>> **long description**

Guide price £170,000-£180,000. A well presented two bedroom semi-detached home situated in a cul-de-sac position in the highly popular and sought after residential family development in Wakefield not to be missed! This home is ideal for first time buyers, bright, airy, spacious and ready to move into Briefly comprising of entrance hall, living room, kitchen diner leading out onto the enclosed rear garden. A staircase leads from the living room to the landing where you will find master bedroom, second double bedroom and family bathroom. Externally a driveway leads down the side of the property to the single detached garage providing off road parking, private and secure enclosed rear garden with a patio and lawned area. This home is excellently placed with access to transport links including motorways and bus stops, local amenities and schooling and close to Wakefield city centre. Viewings highly recommended to fully appreciate what this home has to offer and not to miss out!

>> **directions**

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>> **Agent Note**

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>> **room description**

Lounge

13' 1" max x 13' 1" max (3.99m max x 3.99m max)

Kitchen

9' 1" max x 13' max (2.77m max x 3.96m max)

Bedroom One

13' max x 13' 1" max (3.96m max x 3.99m max)

Bedroom Two

7' 1" max x 9' 1" max (2.16m max x 2.77m max)

Bathroom

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>> **room description**

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>> property images



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
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>> **property images**



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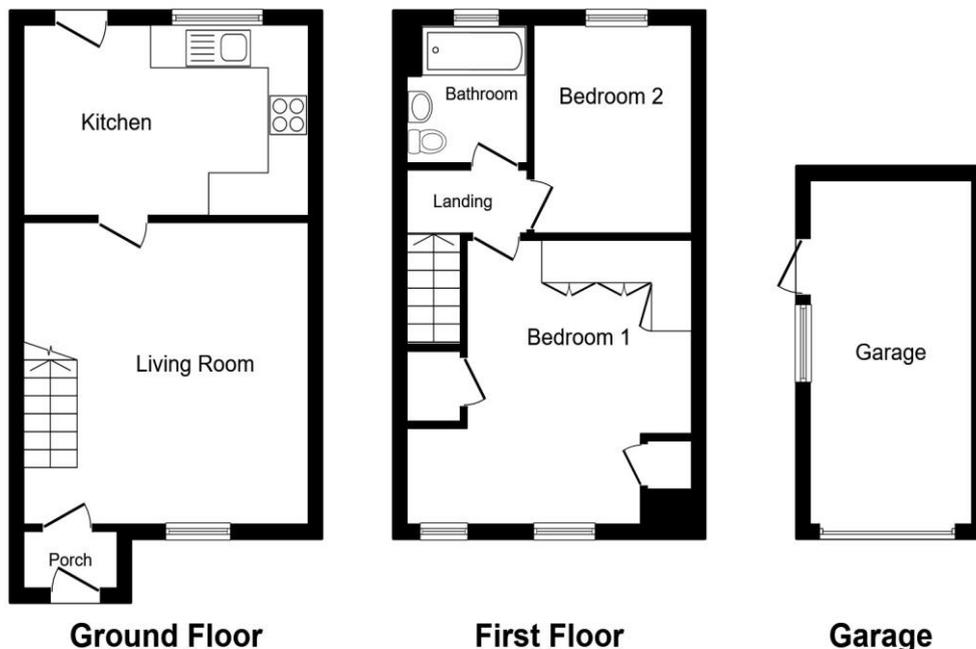
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>> floor plan



Total floor area 72.9 m² (784 sq.ft.) approx

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.propertybox.io



>> approval

Signature

Date

	Signature	Date
Louella Halpin		
Miss C.A.E. Bromley		

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

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