



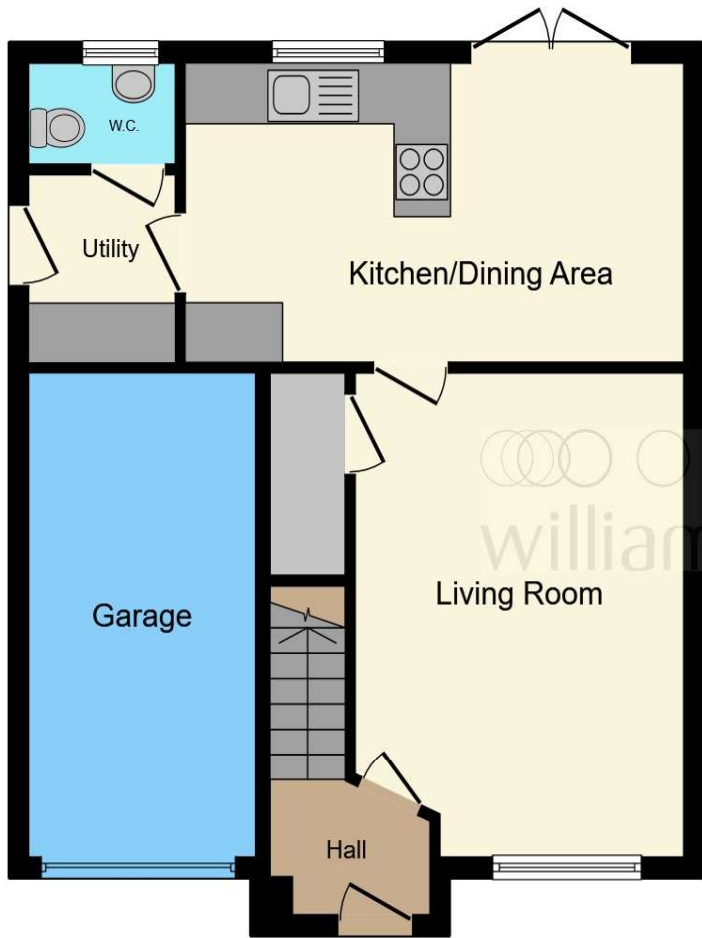
**Stanley Hall Close, WAKEFIELD WF1 4GH**

**welcome to**

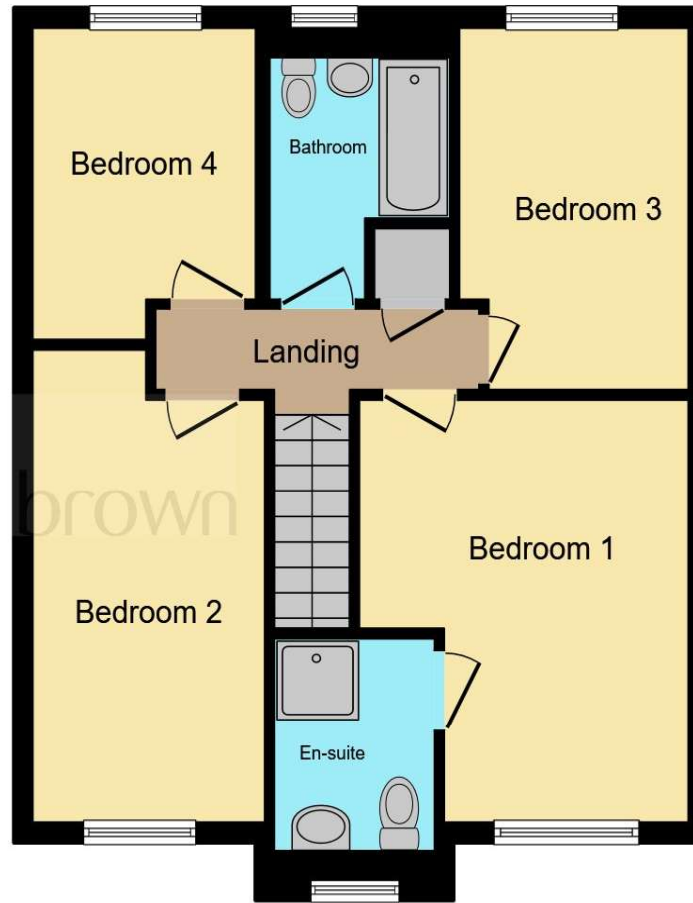
**Stanley Hall Close, WAKEFIELD**

Guide price £360,000-£375,000! An immaculately presented four-bedroom detached family home tucked away in a cul-de-sac in the newly built and sought-after location of City Fields not to be missed. No upper chain!





**Ground Floor**



**First Floor**

**Lounge**  
10' 2" max x 15' 7" max ( 3.10m max x 4.75m max )

**Kitchen**  
17' 8" max x 9' 4" max ( 5.38m max x 2.84m max )

**Downstairs W.C**

**Utility Room**  
6' 4" max x 5' 5" max ( 1.93m max x 1.65m max )

**Bedroom One**  
10' 8" max x 13' 1" max ( 3.25m max x 3.99m max )

**Bedroom Two**  
12' 3" max x 7' 3" max ( 3.73m max x 2.21m max )

**Bedroom Three**  
8' 1" max x 15' 7" max ( 2.46m max x 4.75m max )

**Bedroom Four**  
7' 7" max x 10' 4" max ( 2.31m max x 3.15m max )

**Bathroom**

**Garage**

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](http://www.focalagent.com)

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## Stanley Hall Close, WAKEFIELD

- Spacious four-bedroom detached family home
- Master bedroom with luxury en-suite
- Convenient separate utility room
- Still in NHBC
- No upper chain

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

guide price

**£360,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK126652 - 0011

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