



Thornes Road, Wakefield WF2 8QL



welcome to

Thornes Road, Wakefield

Rarely does such a property come onto the open market. Please contact the agent for further details. This stunning former The Stables home is a contemporary and modern home for the discerning buyer. Close to schools and motorway network links.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Open Plan Living/Family Room

20' 8" max x 20' 1" max (6.30m max x 6.12m max)

Dining Room

22' 5" max x 17' 7" max (6.83m max x 5.36m max)

Reception Room 2

15' 3" max x 13' 4" max (4.65m max x 4.06m max)

Bedroom One

15' 9" max x 9' max (4.80m max x 2.74m max)

Bedroom Two

15' 3" max x 6' 9" max (4.65m max x 2.06m max)

Bedroom Three

13' 5" max x 7' 4" max (4.09m max x 2.24m max)

Family Bathroom

13' 2" max x 7' 2" max (4.01m max x 2.18m max)

Exterior

Garage





view this property online williamhbrown.co.uk/Property/WAK128312



welcome to

Thornes Road, Wakefield

- A stunning 3 bedroom contemporary property with period features
- Set back from the roadside offering a great deal of privacy
- Generous off road parking
- Not to be missed
- Close to schools and motorway network links

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

offers in the region of
£400,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/WAK128312



Property Ref:
WAK128312 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk