



Rushworth Close, Stanley WAKEFIELD WF3 4JG

welcome to

Rushworth Close, Stanley WAKEFIELD

An immaculate three bedroom detached home located in the village of Stanley on a modern residential development.





Kitchen

10' max x 7' max (3.05m max x 2.13m max)

Dining Area

15' max x 11' 1" max (4.57m max x 3.38m max)

Living Room

18' 1" max x 12' 1" max (5.51m max x 3.68m max)

Conservatory

9' max x 8' 1" max (2.74m max x 2.46m max)

Bedroom One

15' 1" max x 8' 1" max (4.60m max x 2.46m max)

Bedroom Two

11' 1" max x 7' 11" max (3.38m max x 2.41m max)

Bedroom Three

9' 1" max x 6' 1" max (2.77m max x 1.85m max)

Garage

17' 1" max x 8' max (5.21m max x 2.44m max)

Buyers Aml Fee

Total floor area 92.0 m² (991 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

welcome to

Rushworth Close, Stanley WAKEFIELD

- Three bedroom detached home
- Master with en suite
- Garage
- Driveway
- Modern Kitchen

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

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127977



Property Ref:
WAK127977 - 0008

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.

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