



**Weeland Road,Sharlston Common WAKEFIELD WF4 1AA**

**welcome to**

**Weeland Road, Sharlston Common WAKEFIELD**

GUIDE PRICE £300,000 - £310,000. Immaculate three-bedroom detached home. The Old Post Office is full of charm and has been well presented throughout. Ideal for upsize or downsize for families.

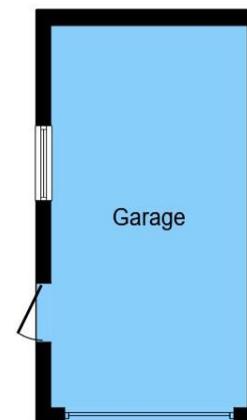




**Ground Floor**



**First Floor**



**Garage**

**Kitchen**

8' 9" max x 6' 1" max ( 2.67m max x 1.85m max )

**Dining Room**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )

**Living Room**

14' 10" max x 12' 2" max ( 4.52m max x 3.71m max )

**Study**

12' 3" max x 10' 11" max ( 3.73m max x 3.33m max )

**Bedroom One**

10' 10" max x 12' 2" max ( 3.30m max x 3.71m max )

**Bedroom Two**

12' 2" max x 12' 2" max ( 3.71m max x 3.71m max )

**Bedroom Three**

8' 5" max x 5' 10" max ( 2.57m max x 1.78m max )

**Bathroom**

**Garage**

17' 10" max x 8' 10" max ( 5.44m max x 2.69m max )

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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## Weeland Road, Sharlston Common

### WAKEFIELD

- Three-bedroom detached home
- The Old Post Office
- Three reception rooms
- Garage
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£300.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK127073 - 0006

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