



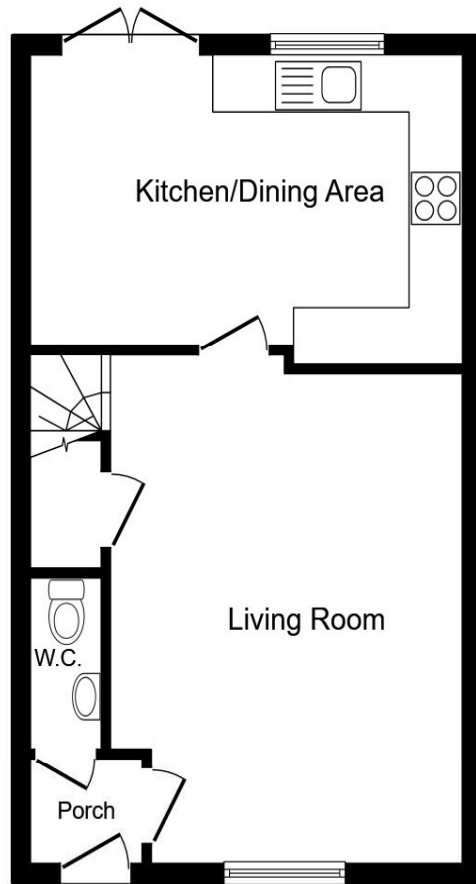
**Butler Way, Wakefield WF1 3DQ**

**welcome to**

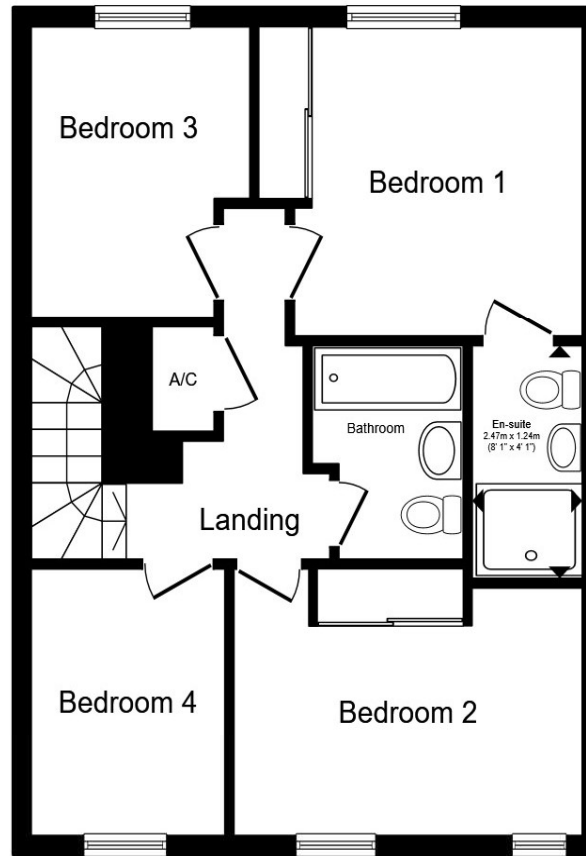
**Butler Way, Wakefield**

Fixed price 325,000. Situated in a sought-after residential location, this well-presented four-bedroom mid-terrace home offers spacious and modern living, ideal for families and professionals alike. NOT TO BE MISSED!





**Ground Floor**



**First Floor**

**Lounge**

12' 4" max x 16' 3" max ( 3.76m max x 4.95m max )

**Kitchen**

10' 10" max x 16' 2" max ( 3.30m max x 4.93m max )

**Utility Room**

**Bedroom One**

10' 4" max x 10' 9" max ( 3.15m max x 3.28m max )

**Bedroom Two**

12' 7" max x 9' 1" max ( 3.84m max x 2.77m max )

**Bedroom Three**

9' 7" max x 8' 9" max ( 2.92m max x 2.67m max )

**Bedroom Four**

7' 4" max x 9' 5" max ( 2.24m max x 2.87m max )

**Bathroom**

Total floor area 93.9 m<sup>2</sup> (1,011 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](http://www.propertybox.io)



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## Butler Way, Wakefield

- Fixed price £325,000
- 4 bedroom mid terrace family home
- 5 years remaining on NHBC!
- Off street parking to the front, with EV charging point and rear garden space
- Solar panels to the property owned outright

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

fixed price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128109](https://www.williamhbrown.co.uk/Property/WAK128109)



Property Ref:  
WAK128109 - 0002

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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.



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