



HODSONS

ASKING PRICE

£750,000

Stoney Lane

Wakefield, WF4 3JN



PROPERTY SUMMARY

A rare opportunity to acquire a Grade II listed Georgian residence standing within grounds approaching two acres, together with an extensive range of outbuildings offering considerable lifestyle, equestrian and business potential. Rich in character and original features, Hall Croft requires comprehensive modernisation but presents an exciting opportunity to create a truly exceptional village home in one of the area's most desirable locations.

4



1



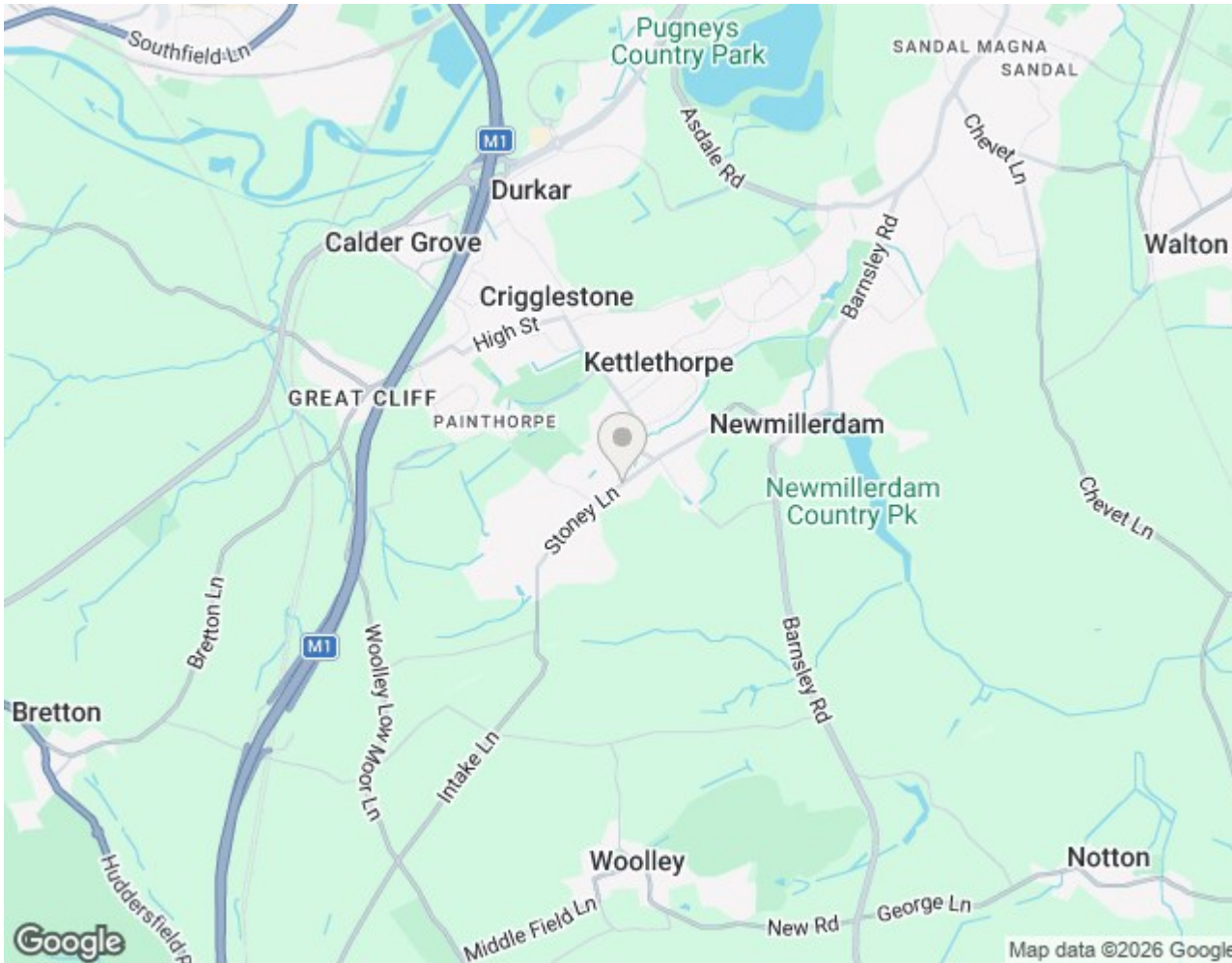
2











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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