





Intake Lane,Stanley Wakefield WF3 4HX

william h brown

welcome to

Intake Lane, Stanley Wakefield

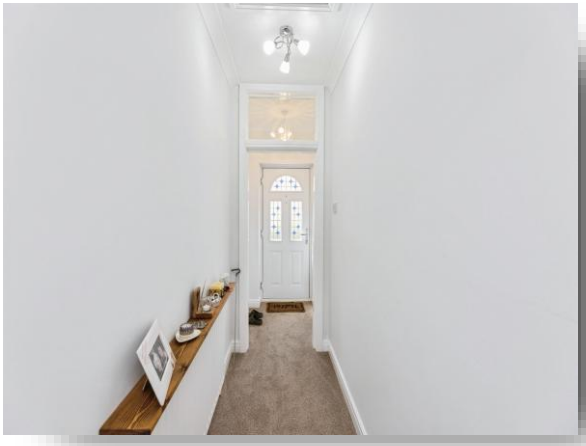
A wonderful four bedroom detached home. This stunning True Bungalow is set within a fantastic Garden Plot with huge potential to develop (STPP).

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.

Kitchen
6' 1" max x 13' max (1.85m max x 3.96m max)
Utility Room
13' 1" max x 8' max (3.99m max x 2.44m max)
Living Room
14' 1" max x 15' 1" max (4.29m max x 4.60m max)
Bedroom 1
11' 1" max x 11' 1" max (3.38m max x 3.38m max)
Bedroom 2
11' 1" max x 11' 1" max (3.38m max x 3.38m max)
Bedroom 3
9' 1" max x 10' 1" max (2.77m max x 3.07m max)
Bedroom 4
9' 1" max x 14' 1" max (2.77m max x 4.29m max)
Garage
18' 1" max x 19' 1" max (5.51m max x 5.82m max)









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Intake Lane, Stanley Wakefield

- Four bedroom detached True Bungalow
- Substantial Plot size
- Double Garage
- Huge potential to develop
- en Suite

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

guide price

£475,000



Ground Floor **Garage**

Total floor area 167.5 m² (1,802 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

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The Property Ombudsman

Property Ref:
WAK128407 - 0005

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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