

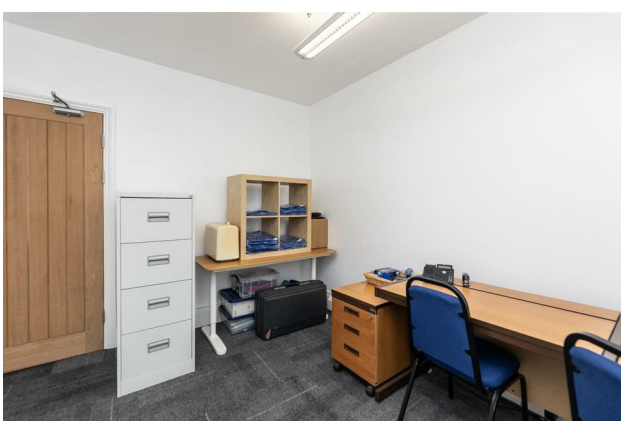
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72 Weeland Road, Sharlston Common, Wakefield, WF4 1DB

Asking Price £150,000

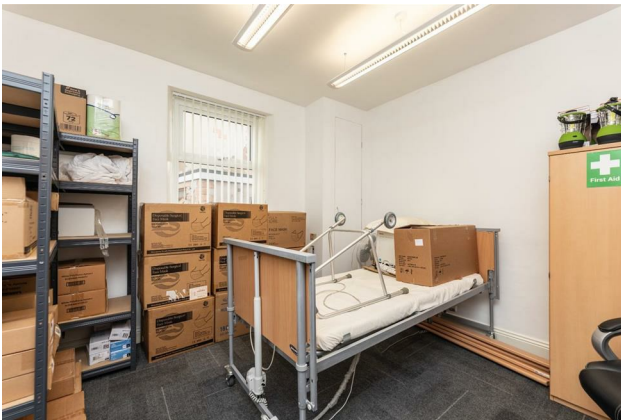
Property Images



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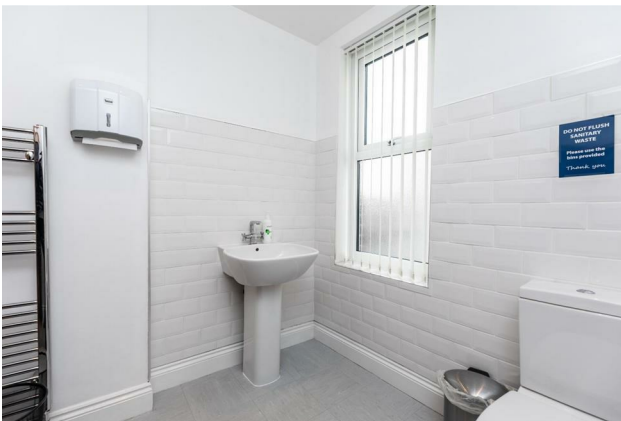
Property Images



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Property Images



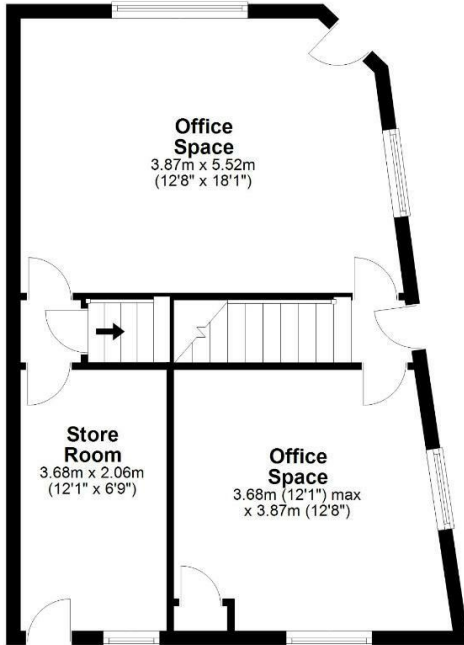
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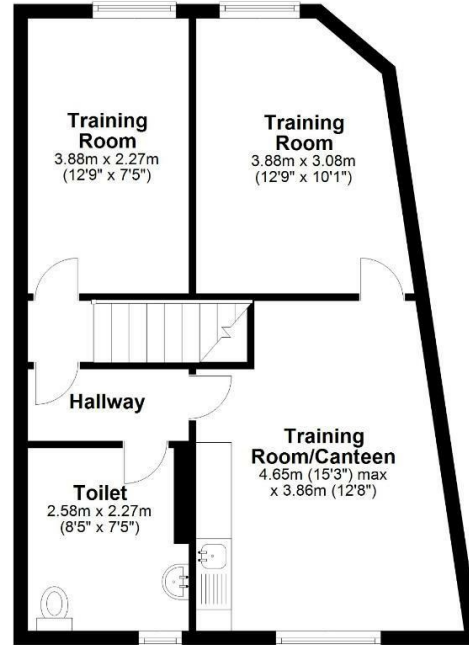
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.7 sq. feet)

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 53 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Map



Details

Type: Office Beds: 0 Bathrooms: 0 Receptions: 0 Tenure: Freehold

Offered for sale with no onward chain, this versatile end-terrace property presents an excellent opportunity for both investors and businesses.

Currently configured as office space, it offers tremendous potential for a variety of alternative uses, including retail, residential conversion (subject to planning permission), or other commercial purposes. Boasting 93.7 square meters of well-designed, modern space, the property is presented in good condition throughout, with contemporary fixtures and fittings. The layout is flexible, providing ample scope to tailor the space to suit your specific needs, whether you're looking to continue its current use or adapt it for another purpose.

Situated in a convenient location, this property offers easy access to local amenities, transport links, and surrounding areas, making it an ideal choice for a range of commercial or residential projects.

Features

• NO CHAIN • CLOSE TO LOCAL AMENITIES • FREEHOLD • 3 BEDROOMS • PERFECT FOR INVESTORS AND BUSINESSES • GREAT LOCATION • COUNCIL TAX BAND TBC • EPC RATING D • VIEWING ESSENTIAL