



**Moorland Place, Stanley WAKEFIELD WF3 4ET**

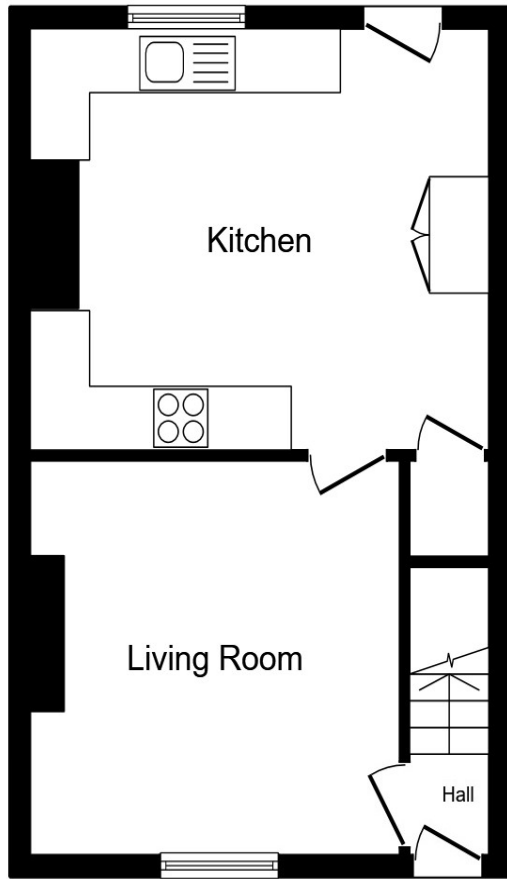
**welcome to**

**Moorland Place, Stanley WAKEFIELD**

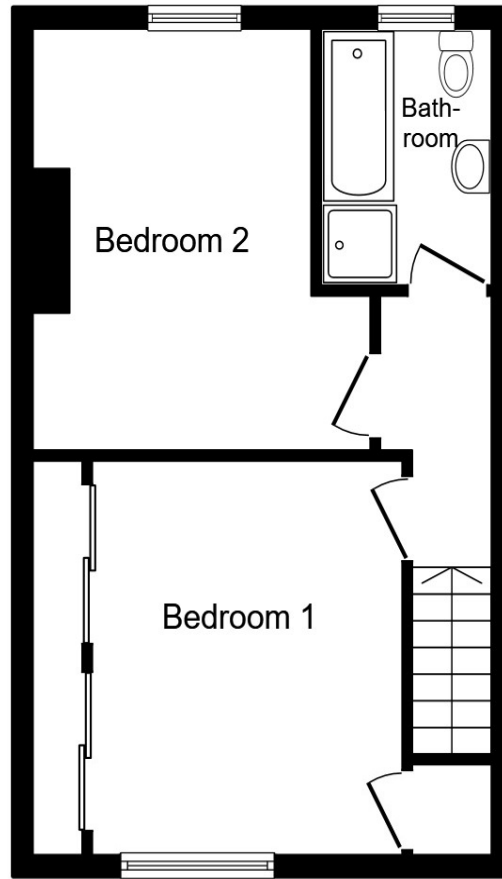
A two bedroom Mature terrace cottage style home.

Idyllic perfect First time buyer investor property..





**Ground Floor**



**First Floor**

**Kitchen**

15' 3" max x 13' 5" max ( 4.65m max x 4.09m max )

**Living Room**

12' 8" max x 12' 1" max ( 3.86m max x 3.68m max )

**Bedroom One**

13' 4" max x 11' 3" max ( 4.06m max x 3.43m max )

**Bedroom Two**

12' max x 12' 4" max ( 3.66m max x 3.76m max )

**Bathroom**

Total floor area 72.0 m<sup>2</sup> (775 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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## Moorland Place, Stanley WAKEFIELD

- Two double bedroom cottage style property
- UPVC AND GCH
- Modern dining kitchen
- Off road parking
- Stunning rural views

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

offers in the region of

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127753](http://williamhbrown.co.uk/Property/WAK127753)



Property Ref:  
WAK127753 - 0008

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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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