



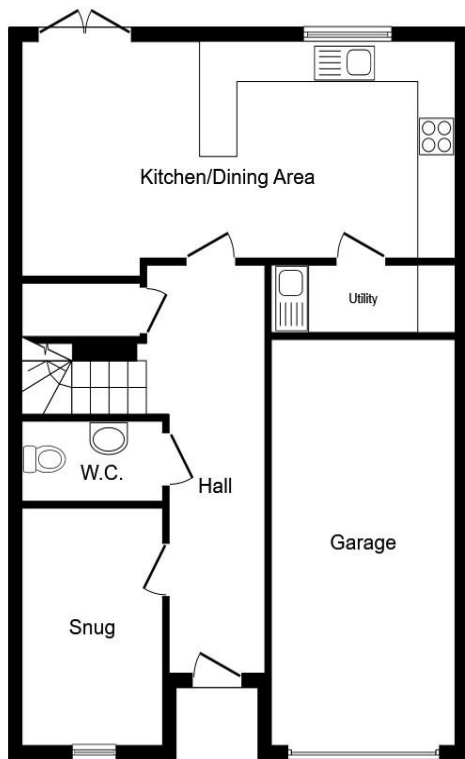
Lancaster Avenue, Wakefield WF1 2ZG

welcome to

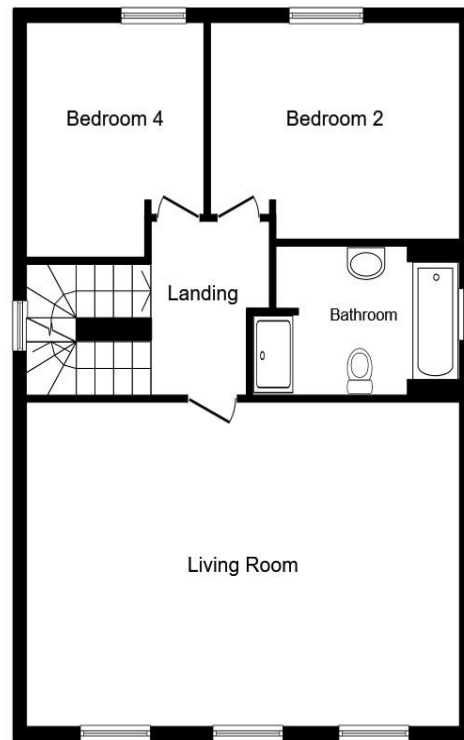
Lancaster Avenue, Wakefield

Stunning five-bedroom detached family home set over three spacious floors, located in the highly sought-after area of Lancaster Avenue. This beautifully presented property offers bright and modern living throughout. Ideal for families, with excellent access to local amenities, schools, and transport links





Ground Floor



First Floor



Second Floor

Lounge

22' 1" max x 15' 10" max (6.73m max x 4.83m max)

Kitchen

22' 1" max x 10' 1" max (6.73m max x 3.07m max)

Utility Room

3' max x 9' 1" max (0.91m max x 2.77m max)

Bedroom One

22' 1" max x 12' max (6.73m max x 3.66m max)

Bedroom Two

10' 1" max x 11' 1" max (3.07m max x 3.38m max)

Bedroom Three

13' max x 10' 1" max (3.96m max x 3.07m max)

Bedroom Four

9' max x 11' 1" max (2.74m max x 3.38m max)

Bedroom Five

8' max x 11' 11" max (2.44m max x 3.63m max)

Total floor area 205.5 m² (2,212 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

welcome to

Lancaster Avenue, Wakefield

- Five-bedroom detached family home
- Set over three spacious floors
- NHBC warranty remaining
- Ready-to-move-into condition
- Bright, modern, and spacious throughout

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

offers in the region of

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128206



Property Ref:
WAK128206 - 0003

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.

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk