



**Stoney Lane
Chapelthorpe
Wakefield
West Yorkshire
WF4 3JN**

Offers In Excess Of £374,000

bettermove

Stoney Lane Wakefield

Bettermove are proud to present this 3 bedroom detached house in Wakefield available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the drive and garage.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen diner, 2 bedrooms and the family bathroom on the ground floor. The first floor consists of the master bedroom with walk in en-suite.

The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located a stones throw from the popular village of Newmillerdam, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A61, M1 and local bus routes.

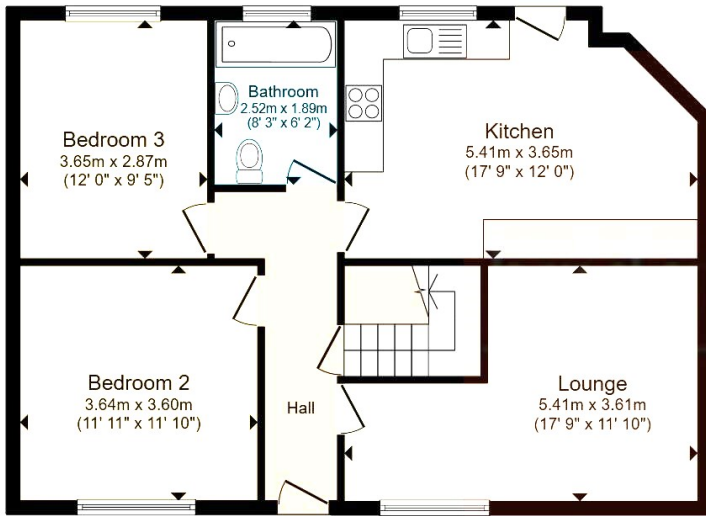
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

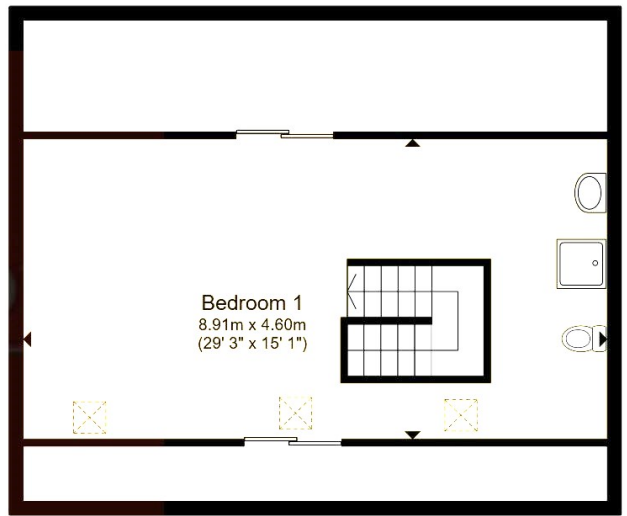
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Total floor area 117.0 sq.m. (1,259 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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