



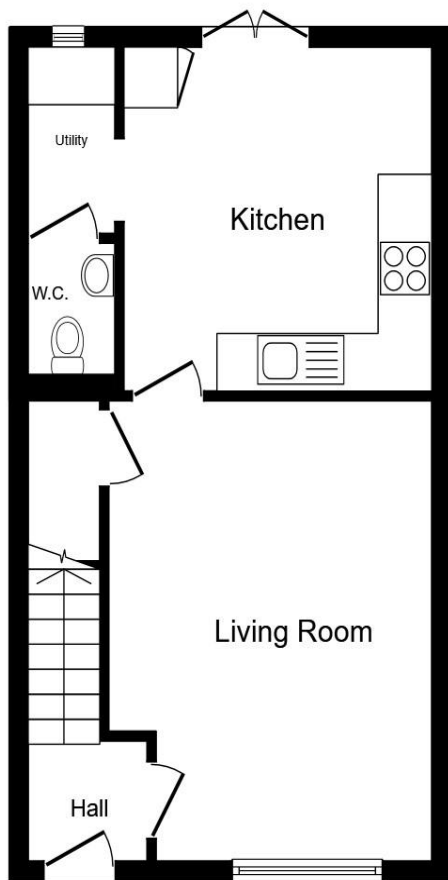
**Aspen Mews, Stanley Wakefield WF3 4GN**

**welcome to**

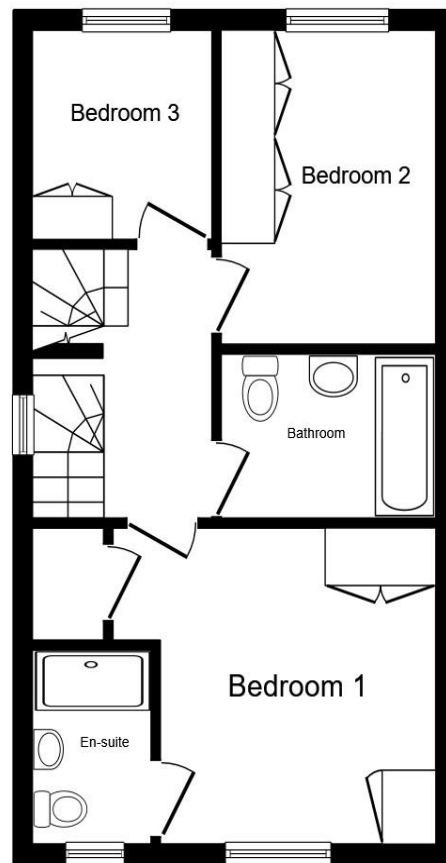
**Aspen Mews, Stanley Wakefield**

Fixed price £310,000. Welcome to the market this beautiful 3 bedroom semi detached family home on the Miller Homes development in Wakefield! This home is only 2 years old, so offers 8 years left on the NHBC. The property is situated in a convenient location, offering great transport links and local

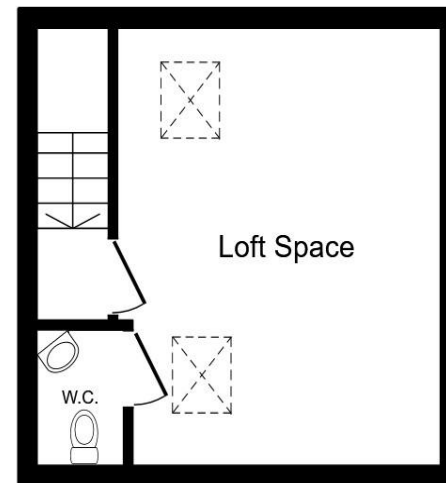




**Ground Floor**



**First Floor**



**Second Floor**

**Lounge**

11' 7" max x 14' 8" max ( 3.53m max x 4.47m max )

**Kitchen**

14' 3" max x 10' 9" max ( 4.34m max x 3.28m max )

**Bedroom 1**

11' 5" max x 10' 9" max ( 3.48m max x 3.28m max )

**Utility Room**

6' 6" max x 3' 6" max ( 1.98m max x 1.07m max )

**Bedroom 2**

7' 9" max x 10' 9" max ( 2.36m max x 3.28m max )

**Bedroom 3**

6' 7" max x 7' 2" max ( 2.01m max x 2.18m max )

**Bedroom 4**

11' 6" max x 11' 7" max ( 3.51m max x 3.53m max )

Total floor area 96.9 m<sup>2</sup> (1,043 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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## Aspen Mews, Stanley Wakefield

- Fixed price £310,000
- 3 bedroom semi detached with additional loft space!
- Ideal for families looking to upsize
- Great location - close to Pinderfields hospital
- Ample off street parking for 4 cars

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

# £310,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WAK126237](https://www.williambrown.co.uk/Property/WAK126237)



Property Ref:  
WAK126237 - 0002

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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.



william h brown



**01924 381381**



Wakefield@williambrown.co.uk



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



**williambrown.co.uk**