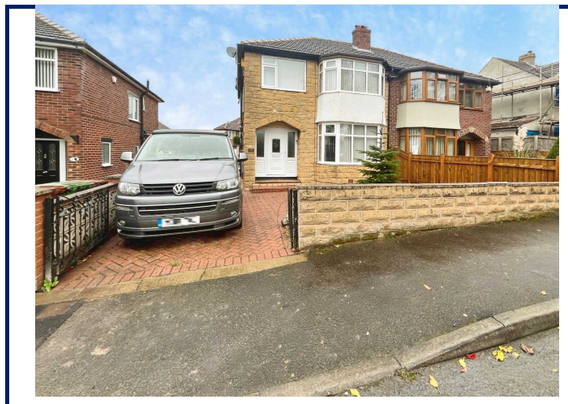
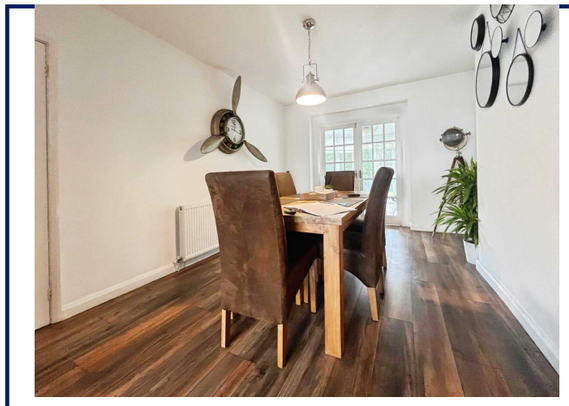


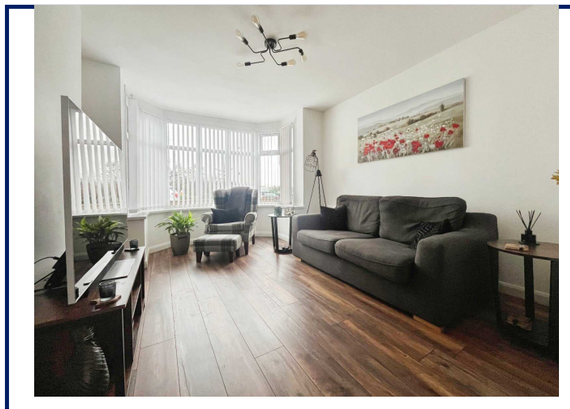














Weeland Road, Crofton, Wakefield,
West Yorkshire, WF4

Asking Price: £280,000
Freehold

Reeds Rains

reedsrains.co.uk

Weeland Road, Crofton, Wakefield, West Yorkshire, WF4

Asking Price: £280,000 Freehold

Council Tax Band: C
EPC Rating: D

Charming 3-bedroom semi-detached house in a village setting. Luxurious and sophisticated with garden, patio, off-street parking, and garage. Don't miss out on this stunning property! Book your viewing today."

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Hall
Central entrance hall providing access to the lounge, dining room, kitchen, and staircase to first floor.

Lounge
11'6" x 10'6" (3.5m x 3.2m)
The front-facing lounge benefits from a uPVC bay-style window allowing for good natural light. The room features laminate wood-style flooring and an open archway leading into the dining area, creating a connected and practical living space.

Dining Room
14'9" x 9'6" (4.5m x 2.9m)
The dining room is a full-length reception space linking the lounge and conservatory. It benefits from matching laminate flooring and provides ample space for formal dining or use as a secondary sitting area.

Kitchen
11'6" x 7'3" (3.5m x 2.2m)
The kitchen is arranged in a compact and functional layout with direct access from both the hall and dining room. It overlooks the rear garden and includes fitted units, a hob, mixer sink, laminate tiled-style flooring, and uPVC window and door providing access to the outside.

Conservatory
9'2" x 8'10" (2.8m x 2.7m)
Accessed via French doors from the dining room, the rear-facing glazed conservatory offers additional living space with laminate flooring and views over the garden. The room is suitable for use as a garden room or informal seating area.

FIRST FLOOR

Stairs and Landing
Carpeted L-shaped stairs with a timber glazed balustrade lead to the first-floor landing, providing access to all bedrooms and bathroom facilities.

Bedroom 1
14'9" x 10'6" (4.5m x 3.2m)
The principal double bedroom is located to the front of the property and features a carpeted floor and gas central heating radiator.

Bedroom 2
10'6" x 10'6" (3.2m x 3.2m)
A well-proportioned double bedroom positioned to the rear, also benefitting from a carpeted floor and gas central heating radiator.

Bedroom 3
7'7" x 7'7" (2.3m x 2.3m)
This compact room is currently utilised as a study but would also be suitable as a nursery or single bedroom. It includes a carpeted floor and gas central heating radiator.

Bathroom
8'2" x 8'2" (2.5m x 2.5m)
The bathroom comprises a bath and separate shower cubicle with complementary wall tiling, a mixer sink with storage beneath, contrasting laminate flooring, and a uPVC window providing natural light and ventilation.

WC
A separate toilet is located off the landing.

Outside
To the front, a block-built wall and gate enclose a block-paved drive running along the left side of the property, providing generous off-street parking. The rear garden is designed for low maintenance, featuring artificial grass and a block-paved pathway leading to a tiled patio area suitable for outdoor seating and hosting. A timber-clad garage has been converted into a home bar, overlooking the patio area and providing additional entertainment space.

Location
Situated in a well-established residential area within the WF4 postcode district, this property benefits from a semi-rural setting while remaining conveniently connected to nearby towns and commuter routes. The area offers a balance of countryside surroundings and everyday amenities.



For full EPC please contact the branch.

Local shops, schools, and essential services are within easy reach, with a wider range of retail, dining, and leisure facilities available in nearby centres such as Wakefield. The location also provides good access to regional road networks, making it suitable for commuters travelling across West Yorkshire.

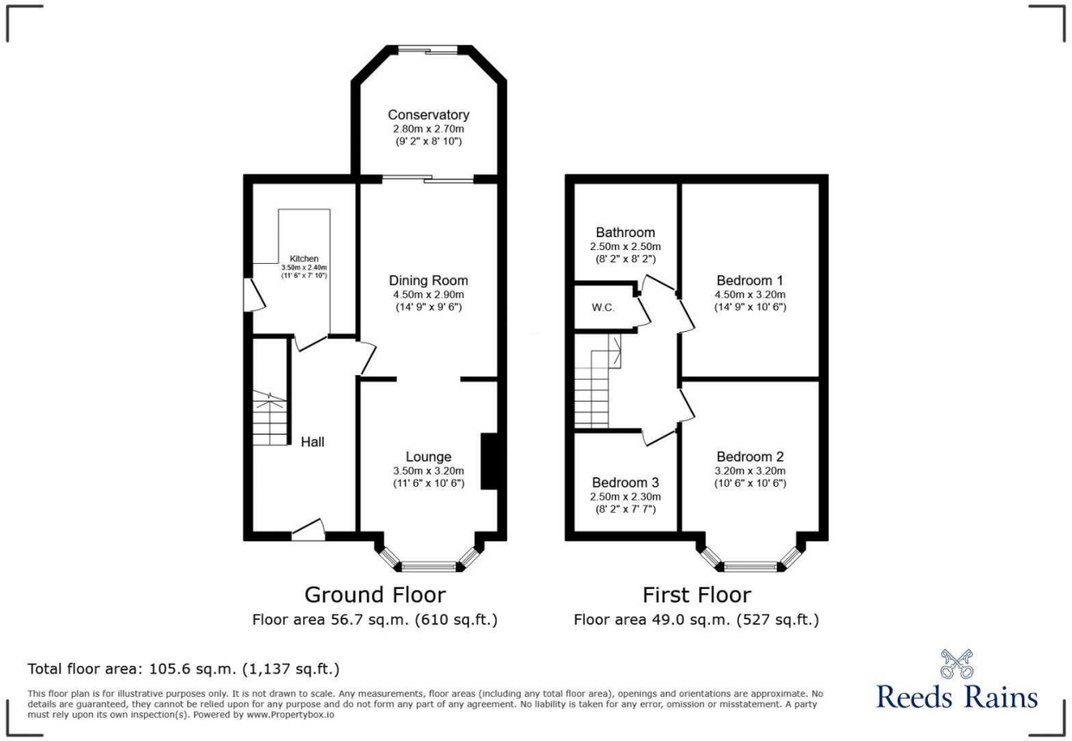
Surrounding green spaces and walking routes add to the appeal, offering opportunities for outdoor recreation close to home.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk