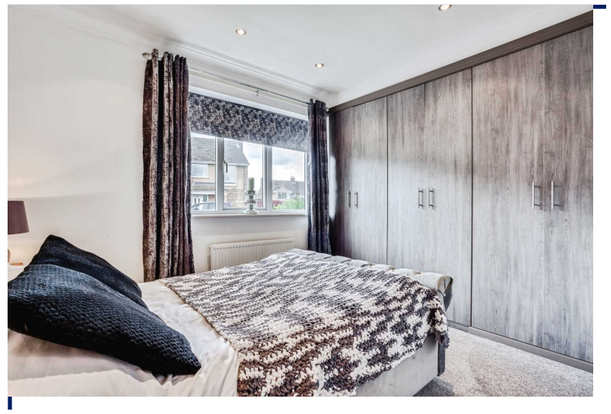
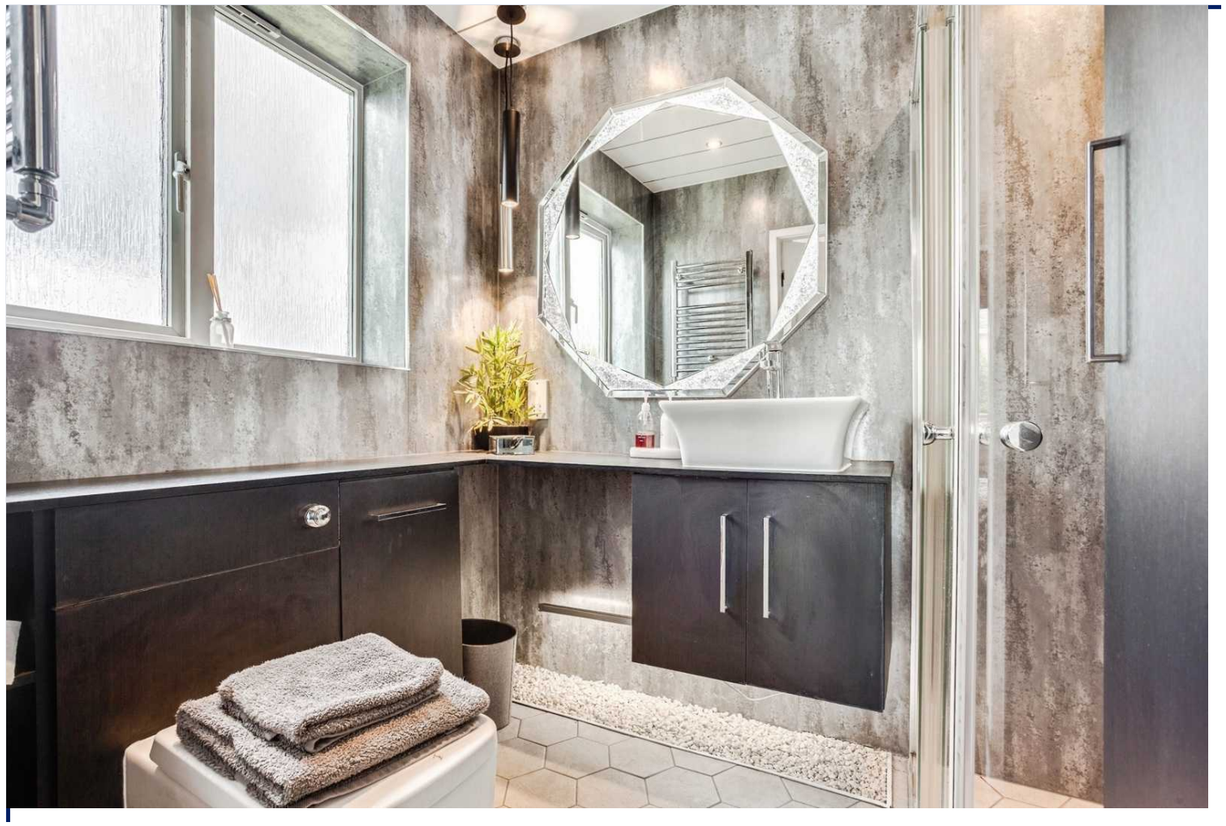
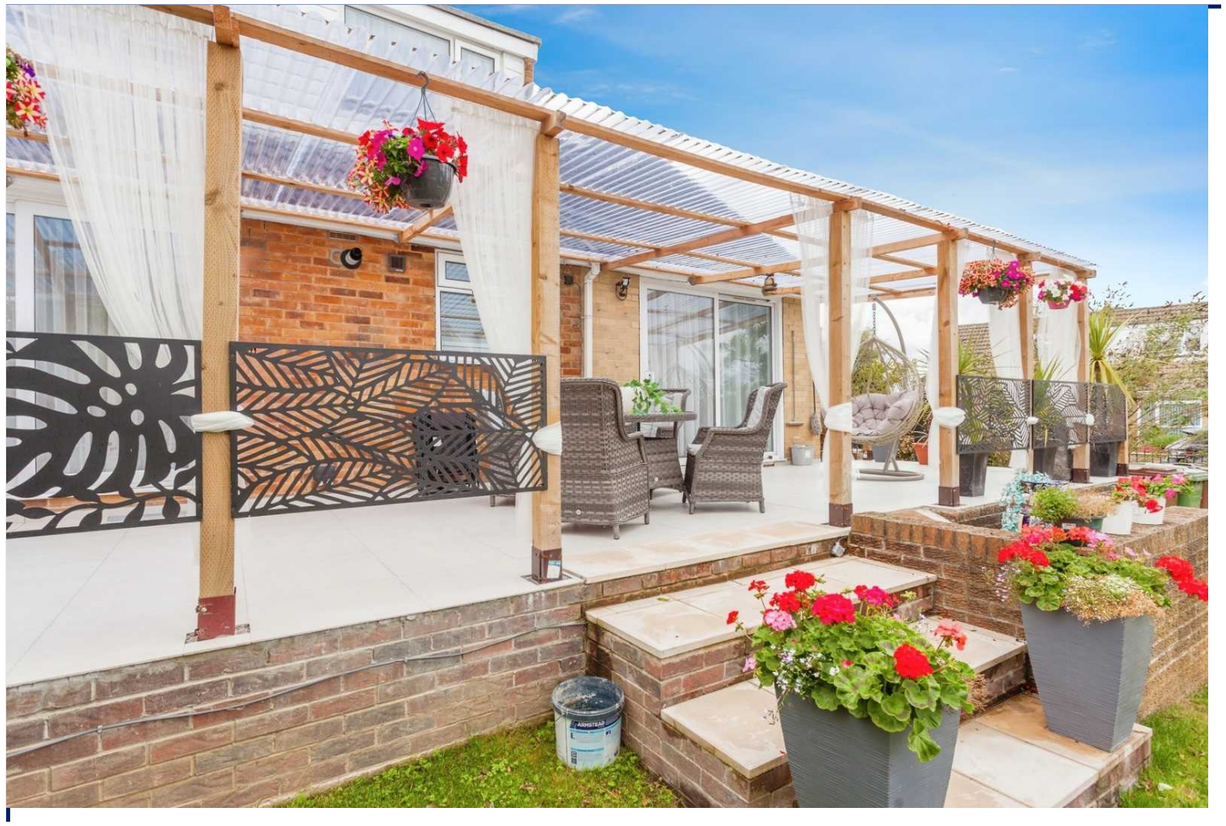
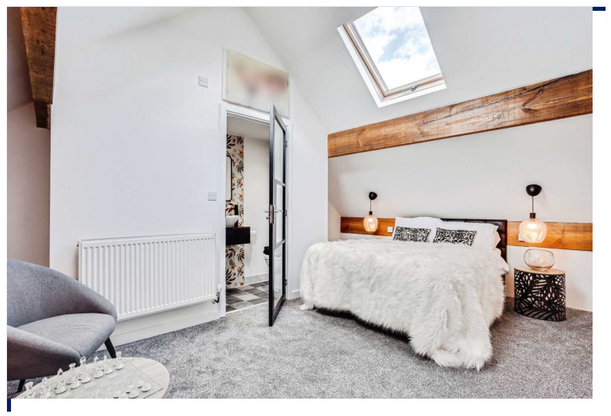
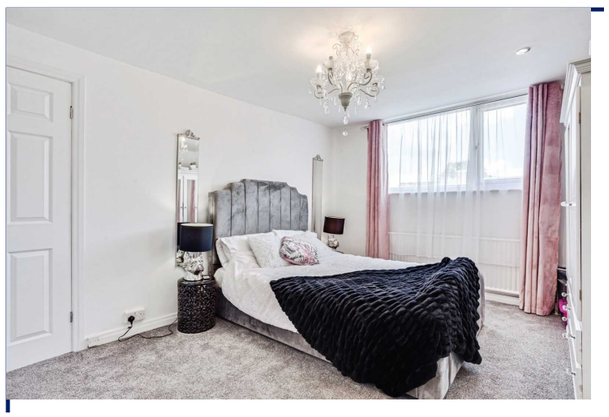


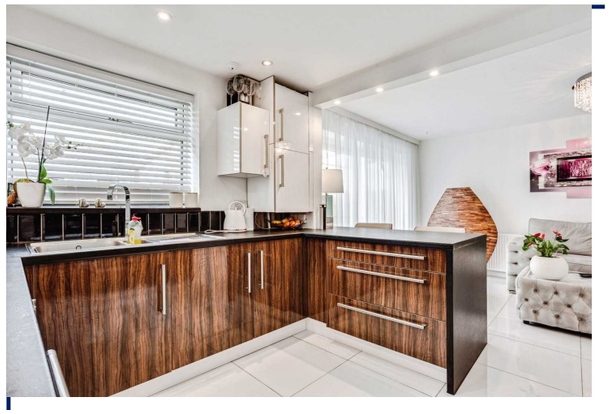


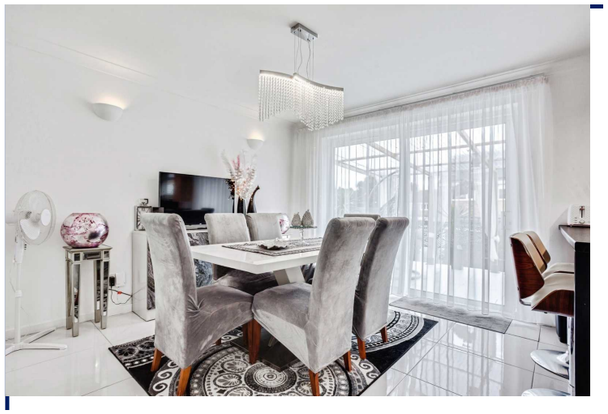












Springhill Grove, Crofton,
Wakefield, West Yorkshire, WF4

Asking Price: £425,000
Freehold

Reeds Rains

reedsrains.co.uk

Springhill Grove, Crofton, Wakefield, West Yorkshire, WF4

Asking Price: £425,000 Freehold

Council Tax Band:
EPC Rating: D

Stunning four/five-bed semi-detached house boasting modern design and luxurious finishes. This sophisticated property features a spacious garden, patio, off-street parking, and a garage. Chain-free, this stylish home offers a contemporary lifestyle in a desirable location. Ideal for families seeking a comfortable and elegant living space.

Ground Floor

Entrance Hall
With PVC entrance door to the front elevation, gas central heating radiator and tiled floor that flows through the entire downstairs living space.

Study/Office/Bedroom Five
10'3" x 7'7" (3.12m x 2.3m)
Front reception room/bedroom with tiled floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Lounge
16'5" x 10'4" (5m x 3.15m)
Reception area with tiled floor, gas central heating radiator and a set of patio doors leading out into the rear garden.

Kitchen
11'8" x 7'2" (3.56m x 2.18m)
Kitchen area with fitted kitchen briefly comprising of wall and base units, stainless steel 1 1/2 sink/drainer and complementary worktops. With integrated double oven, microwave oven, hob with modern extractor fan and fridge/freezer. This area again has a tiled floor with uPVC double glazed window to the rear elevation.

Dining Room
12'4" x 12' (3.76m x 3.66m)
Reception area with tiled floor, gas central heating radiator and a set of patio doors leading out into the rear garden.

Bedroom Three
12'4" x 8'10" (3.76m x 2.7m)
Downstairs double bedroom with fitted wardrobes, carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

En-Suite
7'8" x 5'6" (2.34m x 1.68m)
This suite briefly comprises of; shower cubicle, wash hand basin with vanity units, low level WC and uPVC double glazed frosted window. This suite also has plumbing for a washer and dryer.

Family Bathroom
7'2" x 5'5" (2.18m x 1.65m)
Downstairs suite briefly comprising of bath with mixer taps and shower attachment, wash hand basin with vanity units, low level WC and heated towel radiator.

First Floor

First Floor Landing
Carpeted landing space with gas central heating radiator.

Bedroom One
18'1" x 12'4" (5.5m x 3.76m)
Double bedroom with eaves storage, carpeted floor, gas central heating radiator and two Velux windows.

En-Suite
8'7" x 3'3" (2.62m x 1m)
This suite briefly comprises of; shower cubicle, wash hand basin with vanity unit, low level WC and extractor fan.

Bedroom Two
14' x 10'7" (4.27m x 3.23m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear.

En-Suite/Wet Room
7'4" x 4'9" (2.24m x 1.45m)
This wet room has a shower attachment, wash hand basin with vanity units, low level WC and Velux window.

Bedroom Four
10'10" x 7'5" (3.3m x 2.26m)
Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

External
To the front this home has a block paved driveway. This home sits on a generous corner plot and has garden wrapping around the side, leading to the rear garden. To the rear of the property is a second driveway with gated entry leading to the detached garage. This home has beautifully landscaped garden areas with a barbeque area and a patio area with porcelain tiles and pergola style roof.

Garage
17'9" x 8'6" (5.4m x 2.6m)



For full EPC please contact the branch.

Detached garage with up and over door to the front.

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.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

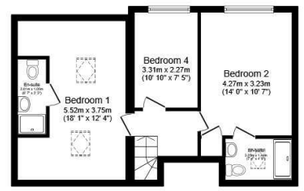
All Measurements
All Measurements are Approximate.

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

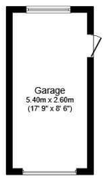
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor



First Floor



Garage

Total floor area 144.0 sq.m. (1,550 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). Plan produced for Reed Rains. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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