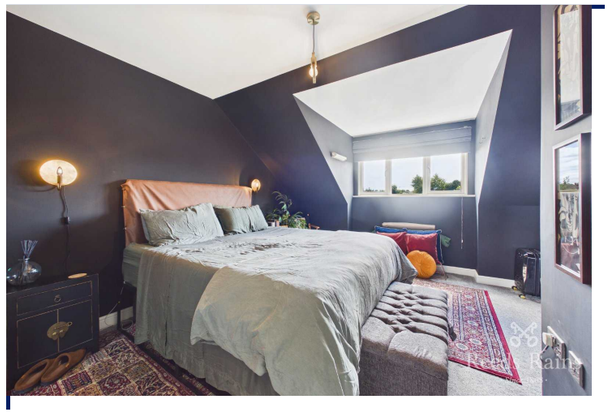
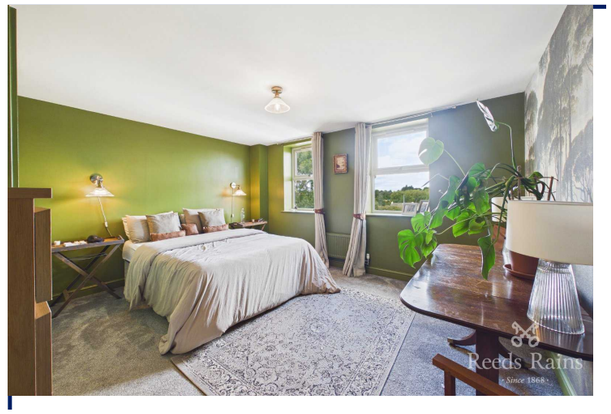
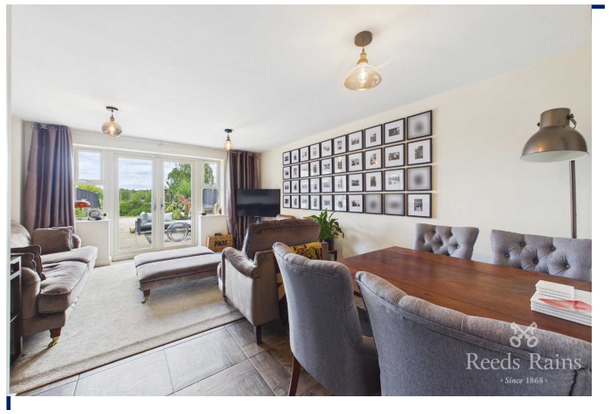


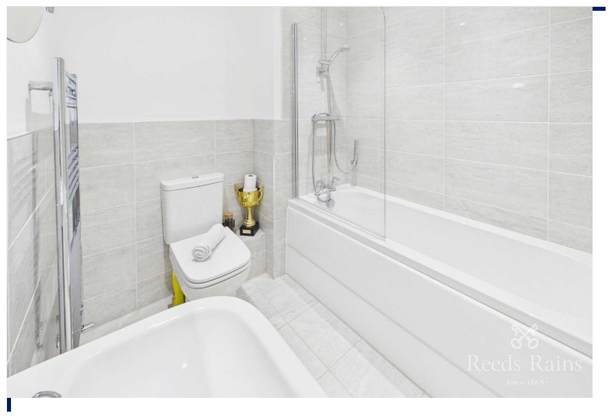


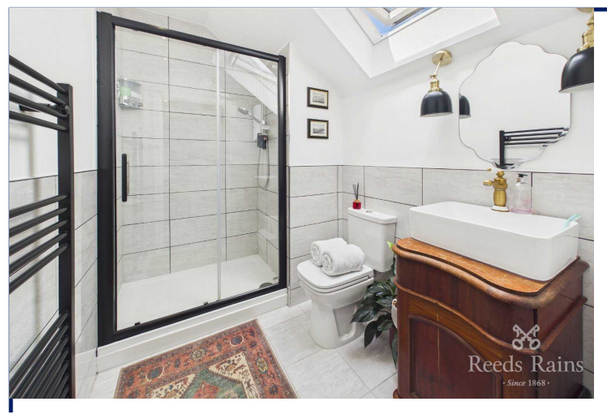












Weavers Close, Crofton,
Wakefield, West Yorkshire, WF4

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Weavers Close, Crofton, Wakefield, West Yorkshire, WF4

Asking Price: £250,000 Freehold

Council Tax Band: C
EPC Rating: B

Stunning 3-bedroom town house boasting a modern and sophisticated design. This property features a beautiful garden, patio, and off-street parking. Bright, spacious, and well-maintained, this home is perfect for families looking for a stylish and inviting space to call their own.

Ground Floor

Entrance Hall
With tiled floor, gas central heating radiator and composite front entrance door.

WC
With partially tiled walls, tiled floor, low level WC, wash hand basin, heated towel radiator and uPVC double glazed frosted window.

Kitchen
12'7" x 6'4" (3.84m x 1.93m)
Fitted kitchen comprising of wall and base units with stainless steel 1 1/2 sink/drainer and laminate worktops. With integrated appliances such as electric oven, gas hob, cooker hood over, fridge/freezer, washing machine and dishwasher. Also with tiled floor, gas central heating radiator and uPVC double glazed window.

Lounge/Diner
17'1" x 13'8" (5.2m x 4.17m)
Spacious open plan reception room with tiled floor, gas central heating radiator and French doors leading out into the rear garden.

First Floor

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

Bedroom Two
11'1" x 13'11" (3.38m x 4.24m)
Double bedroom with carpeted floor, gas central heating radiator an two uPVC double glazed windows.

Bedroom Three
9'9" x 14' (2.97m x 4.27m)
Double bedroom with carpeted floor, gas central heating radiator an two uPVC double glazed windows.

Bathroom
6'6" x 6'6" (1.98m x 1.98m)
This suite has a tiled floor with partially tiled walls briefly comprising of; bath with shower over, wash hand basin, low level WC and heated towel radiator.

Bedroom One
14'2" x 14'4" (4.32m x 4.37m)

En-Suite
5'8" x 7'8" (1.73m x 2.34m)
This suite has a tiled floor with partially tiled walls briefly comprising of; shower cubicle, wash hand basin with vanity unit, low level WC and heated towel radiator.

External
This home benefits from being located on a private courtyard with just three houses, With this each house gets 2 allocated parking spaces with additional guest spaces available. To the rear is an enclosed expansive garden with spacious patio area and pebbled garden.

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.

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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.



For full EPC please contact the branch.



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