

Little Wood Crescent, WAKEFIELD, West Yorkshire

Asking Price: £285,000

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A fantastic opportunity to purchase this spacious and beautifully presented four-bedroom end town house, offering modern family living across three well-planned floors. Still benefiting from the remaining building warranty, the property combines generous accommodation, quality finishes and practical living space, making it an ideal family home.

From the moment you step through the front door, the sense of space and quality is immediately apparent. The welcoming entrance hall provides access to the main living accommodation, along with a useful downstairs WC and storage cupboard.

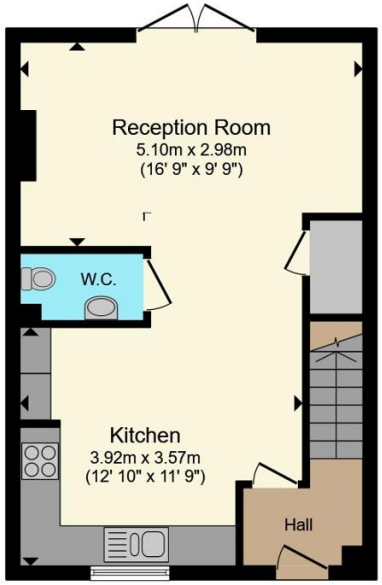
The heart of the home is the impressive open-plan kitchen/diner, featuring a range of fitted units and built-in appliances, with plenty of space for a dining table and family gatherings. From here, you have access to a bright and airy lounge, which benefits from large patio doors opening directly onto the enclosed rear garden, allowing plenty of natural light into the room and creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, there are three well-proportioned double bedrooms, providing excellent flexibility for a growing family, guests or home working, together with a modern family bathroom.

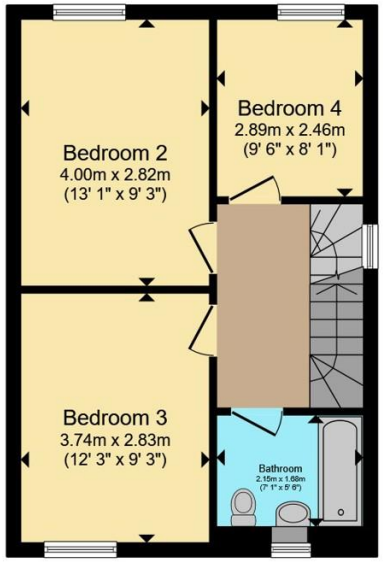
The top floor is dedicated to an impressive principal bedroom, offering a wonderful sense of privacy and space. The bedroom benefits from fitted wardrobes, a useful



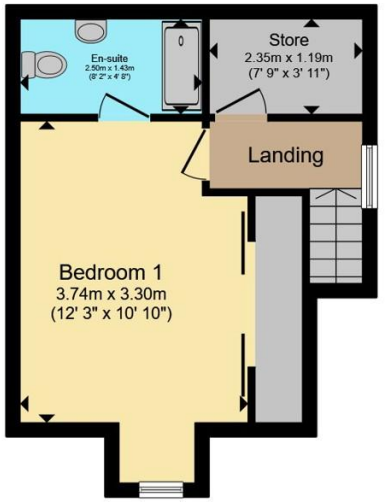




Ground Floor



First Floor



Second Floor

Total floor area 110.6 m² (1,191 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 PropertyBox

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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