



## 24 Hare Park Lane, Crofton, Wakefield, WF4 1HS

Welcome to this charming 2 bed end terrace house for sale in Crofton. This end terrace house boasts a perfect blend of character and modern convenience, making it an ideal home for a first time buyer or family.

As you step inside, you are greeted by a cosy reception room with a log burner, perfect for relaxing with a cup of tea after a long day leading to a spacious kitchen and WC and conservatory.

Upstairs you will find two well-proportioned bedrooms, offering ample space for a growing family or visiting guests. The bathroom provides a large shower and white suite.

Located in the heart of Crofton, within easy reach of local amenities and transport links.

Don't miss the opportunity to make this enchanting house on Hare Park Lane your new home. Contact us today to arrange a viewing and start your next chapter in this wonderful property.

N.B some of the pictures have been staged to give a clearer impression of size.

Book your viewing today on this 2 bed end terrace house for sale on Hare Park Lane.

- LOVELY VILLAGE LOCATION
- SPACIOUS END TERRACE
- 2 DOUBLE BEDROOMS
- LONG DRIVEWAY
- OUT BUILDINGS
- NEXT TO GREEN OPEN SPACES AND LOVELY WALKS

**£170,000**



Approximate total area<sup>(1)</sup>  
522.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	