



## 17 Royal Troon Drive, Wakefield, WF1 4JJ

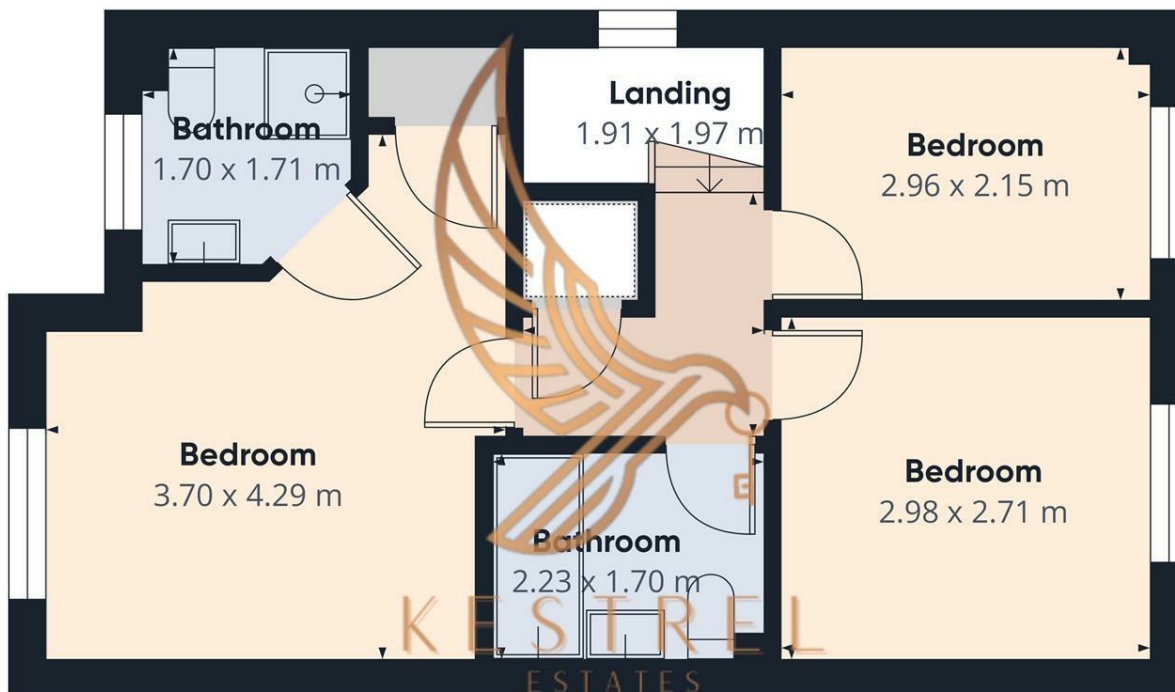
Nestled in a sought-after modern development, this stunning and spacious four-bedroom end townhouse offers stylish and versatile living across three beautifully designed floors. Featuring a contemporary dining kitchen, integral garage and the biggest garden of the row of townhouses this home is perfect for families and professionals alike.

Perfectly positioned close to local amenities, including shops, schools, Pinderfields Hospital, and excellent transport links into Wakefield city centre, this property also offers easy access to the M1 and M62 motorways for seamless commuting.

This impressive home is an outstanding opportunity for family buyers and investors alike. Early viewing is highly recommended to fully appreciate the space, style, and quality this property has to offer!

- Spacious 4 Bedroom End Town House
- Immaculate Presentation Throughout
- Ensuite To Master Bedroom
- Integral Garage
- Off Street Parking For Two Cars
- Largest Garden of all the Townhouses
- Excellent Transport Links
- Close to Pinderfields Hospital
- Viewing Highly Recommended

£285,000



Approximate total area<sup>®</sup>  
36.4 m<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.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2

