



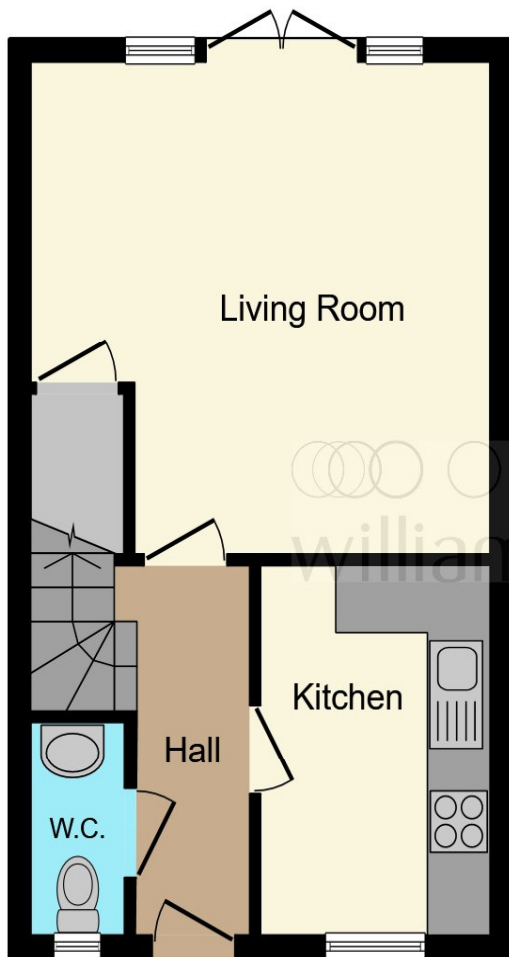
St. James Road, Crigglistone Wakefield WF4 3FR

welcome to

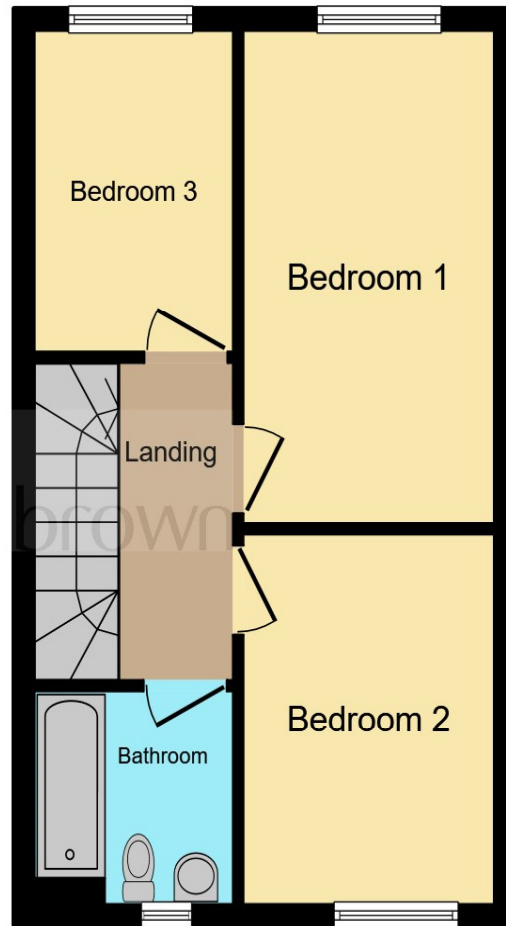
St. James Road, Crigglestone Wakefield

A 3 Bedroom Mid Town House situated in the sought after location in Crigglestone. Not to be Missed! Ideal for professionals or small family. No Onward Chain. Early Viewing Recommended. Currently 50% owned and selling 100% share ownership.





Ground Floor



First Floor

Entrance Hallway

Downstairs W.C.

Kitchen

7' 2" x 10' 1" (2.18m x 3.07m)

Living Room

14' 3" x 15' 3" (4.34m x 4.65m)

First Floor Landing

Bedroom 1

13' 7" x 7' 9" (4.14m x 2.36m)

Bedroom 2

7' 9" x 11' 10" (2.36m x 3.61m)

Bedroom 3

6' 2" x 9' (1.88m x 2.74m)

Family Bathroom

External

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

St. James Road, Crigglestone Wakefield

- 3 Bedroom Town House
- Two Allocated Parking Spaces
- No Onward Chain
- Enclosed Rear Garden
- Not to be Missed!

Tenure: Freehold EPC Rating: C

offers in the region of

£200,000

directions to this property:

Leave William H Brown via Denby Dale Road continue on Denby Dale Road for a couple of miles and then at the roundabout take the 2nd exit onto Durkar Low Lane. Bear right onto Denby Dale Road East and continue onto Durkar Lane. Take a right onto St James Road. The property can be identified by our 'For Sale' board.



view this property online williamhbrown.co.uk/Property/WAK123746

Please note the marker reflects the postcode not the actual property



Property Ref:
WAK123746 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



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