



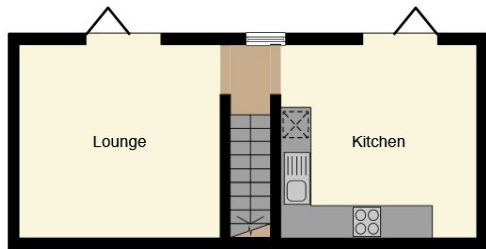
Hollin Lane, Crigglestone Wakefield WF4 3EG

welcome to

Hollin Lane, Crigglestone Wakefield

A deceptive family home situated in the sought after location of Crigglestone. Not to be missed! This unique family home is spacious, bright and airy throughout and is 'ready to move into'. Set over three levels viewing is highly recommended to fully appreciate what this property has to offer.

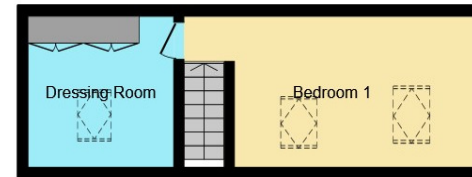




Lower Ground Floor



Ground Floor



First Floor

Lower Ground Floor

Entrance Hall

Lounge

11' 7" x 12' 8" (3.53m x 3.86m)

Kitchen

11' 8" x 13' (3.56m x 3.96m)

Ground Floor

Entrance Hall

Shower Room

Further Shower Room

En Suite

Snug/cloak Room

7' 5" x 9' 2" (2.26m x 2.79m)

Bedroom

12' 1" x 11' 7" (3.68m x 3.53m)

Bedroom

8' 3" x 11' 10" (2.51m x 3.61m)

Garage

First Floor

Bedroom

9' x 15' 1" (2.74m x 4.60m)

Dressing/occasional Room

9' 9" x 8' (2.97m x 2.44m)

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

Hollin Lane, Crigglestone Wakefield

- 3 Bedroom Detached Family Home
- Over 3 Floors
- Immaculately Presented
- Off Road Parking
- Location

Tenure: Freehold EPC Rating: D

£340,000



directions to this property:

Leave William H Brown via Denby Dale Road/A636. Continue for approximately 1.5 miles. At the roundabout take the 2nd exit to remain on Denby Dale Road. Continue onto Hollin Lane. The property can be identified by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK123297



Property Ref:
WAK123297 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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