



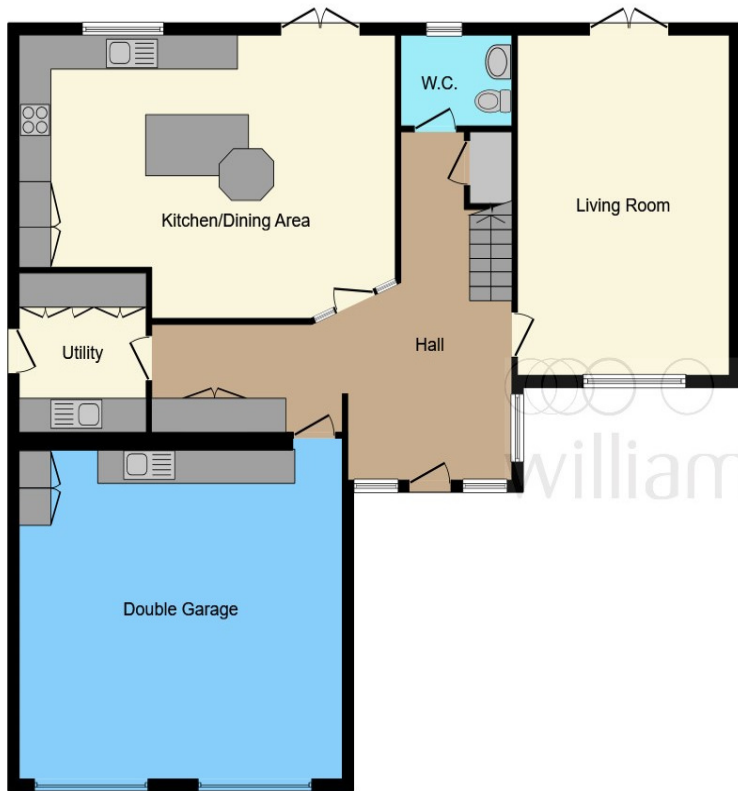
Hare Park Lane, Crofton Wakefield WF4 1HW

welcome to

Hare Park Lane, Crofton Wakefield

An exquisite and beautifully presented 5 Bedroom Detached property with generous integral double garage. Located in a highly regarded area of Crofton. Spacious, enclosed rear garden is not to be missed! The property deserves an internal viewing to fully appreciate this stunning family home.





Ground Floor



First Floor

Entrance Hallway
22' 3" max x 20' 2" (6.78m max x 6.15m)

Downstairs Cloaks/w.C.

Utility Room
7' 8" x 9' 1" (2.34m x 2.77m)

Kitchen/dining Area
23' 5" x 16' 2" max (7.14m x 4.93m max)

Living Room
12' 8" x 19' 8" (3.86m x 5.99m)

Integral Double Garage
19' 9" x 19' 1" (6.02m x 5.82m)

First Floor Landing

Bedroom 1
22' 3" x 14' 7" (6.78m x 4.45m)

En-Suite Shower Room

Bedroom 2
13' 3" x 11' 9" (4.04m x 3.58m)

En-Suite

Bedroom 3
11' 4" x 12' 8" (3.45m x 3.86m)

Bedroom 4
11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom 5
7' 9" x 12' 8" (2.36m x 3.86m)

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

Hare Park Lane, Crofton Wakefield

- A 5 Bedroom Detached Family Home
- Within a highly regarded area of Crofton
- Beautifully presented throughout
- Integral Double Garage
- Well landscaped and manicured gardens

Tenure: Freehold EPC Rating: C

offers in the region of

£650,000



view this property online williamhbrown.co.uk/Property/WAK109366

Please note the marker reflects the postcode not the actual property



Property Ref:
WAK109366 - 0003

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.



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