



Attlee Crescent, Wakefield WF2 6RF

welcome to

Attlee Crescent, Wakefield

Guide Price: £375,000 - £390,000 A four-bedroom detached family home located in a most highly regarded area of Sandal. The property deserves an internal viewing to fully appreciate and to see what can be made of this family home. NO UPPER CHAIN.





Ground Floor



First Floor

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.

Entrance Hallway

Downstairs Cloakroom/WC

Living Room

20' 7" x 10' 9" max (6.27m x 3.28m max)

Dining Room

13' 2" x 8' 3" (4.01m x 2.51m)

Breakfast Kitchen

12' 1" x 19' 10" max (3.68m x 6.05m max)

Utility Room

7' 2" x 5' 9" max (2.18m x 1.75m max)

Conservatory

13' 4" x 13' 4" (4.06m x 4.06m)

First Floor Landing

Bedroom 1

12' 5" x 11' 6" max (3.78m x 3.51m max)

Bedroom 2

10' 2" x 8' 2" max (3.10m x 2.49m max)

Bedroom 3

13' 9" x 8' 6" (4.19m x 2.59m)

Bedroom 4

8' 5" x 7' 9" (2.57m x 2.36m)

Family Bathroom

Exterior

Garage

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- Guide Price: £375,000 - £390,000
- 4 Bedroom Detached Family Home
- Good Reception Room Space
- Excellent Size Garage
- Great deal of privacy

Tenure: Freehold EPC Rating: D

guide price

£375,000

directions to this property:

Leave William H Brown via Westgate continue onto Ings Road. Turn right onto Doncaster Road. Turn right onto Bridge Street, continue onto Barnsley Road/A61. Drive 1.2 miles turn left onto Chevet Lane. Turn left onto Walton Station Lane. Turn left onto Mountbatten Avenue. Turn left onto Attlee Crescent. The property can be identified by our 'For Sale' board on the right.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124171



Property Ref:
WAK124171 - 0006

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