

## 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.















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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### Attlee Crescent, Wakefield

- 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.





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



Property Ref:

WAK124171 - 0006

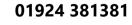
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WF1 2ED

2 Wood Street, WAKEFIELD, West Yorkshire,

Mountbatten

Map data ©2024

Wavell Grove

Please note the marker reflects the

postcode not the actual property



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