



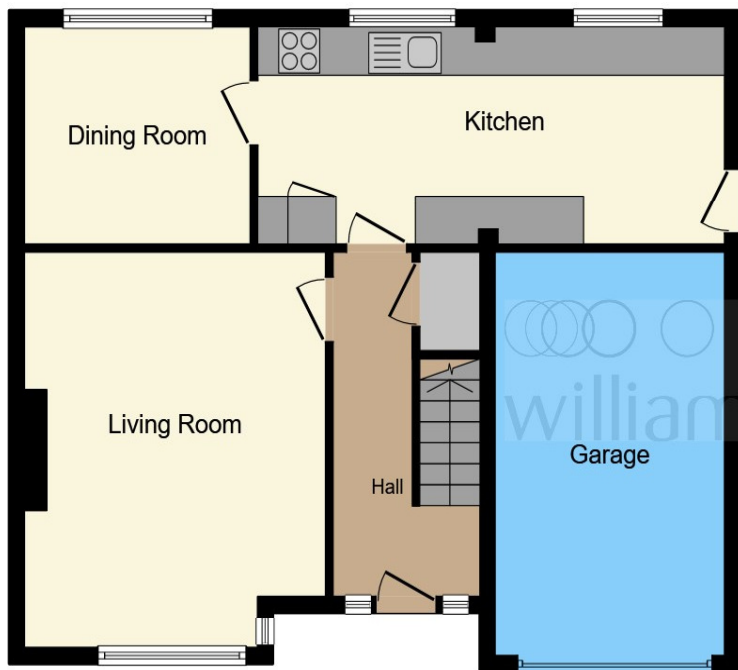
St. Johns Croft, Wakefield WF1 2RQ

welcome to

St. Johns Croft, Wakefield

OPEN HOUSE on Saturday 18th May at 13:15-14:15 An extended four-bedroom semi-detached family home situated in a corner position in the highly sought after location of St John's not to be missed!





Ground Floor



First Floor

Entrance Hallway

Lounge

16' 3" max x 13' 1" max (4.95m max x 3.99m max)

Dining Room

8' 1" max x 9' 1" max (2.46m max x 2.77m max)

Kitchen

20' 5" max x 8' 10" max (6.22m max x 2.69m max)

First Floor

Bedroom 1

9' 1" max x 17' 8" max (2.77m max x 5.38m max)

Bedroom 2

9' 3" max x 13' 10" max (2.82m max x 4.22m max)

Bedroom 3

10' 1" max x 11' 6" max (3.07m max x 3.51m max)

Bedroom 4

8' 1" max x 8' 7" max (2.46m max x 2.62m max)

Bathroom

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. Johns Croft, Wakefield

- Four Bedroom extended semi detached
- Off road parking
- Enclosed rear garden
- Location
- Master with En-suite

Tenure: Freehold EPC Rating: D

offers over

£325,000



view this property online williamhbrown.co.uk/Property/WAK124381



Property Ref:
WAK124381 - 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 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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Awaiting Photograph

Please note the marker reflects the
postcode not the actual property