



**Pilkington Close, WAKEFIELD WF1 4FF**



**welcome to**

**Pilkington Close, WAKEFIELD**

Offers in the Excess of £300,000 A beautifully presented modern and contemporary townhouse on the new development super proximity to amenities. Viewing is highly recommended for those professional families who want a warm and inviting property!





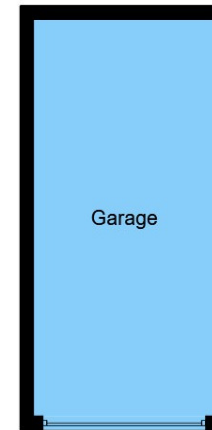
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Entrance Hallway**

13' 8" max x 6' 9" max ( 4.17m max x 2.06m max )

**Lounge**

13' 9" max x 12' 6" max ( 4.19m max x 3.81m max )

**Kitchen**

9' max x 17' 6" max ( 2.74m max x 5.33m max )

**First Floor**

**Bedroom 2**

12' 4" max x 9' 6" max ( 3.76m max x 2.90m max )

**Bedroom 3**

11' 7" max x 8' 5" max ( 3.53m max x 2.57m max )

**Bedroom 4**

8' 5" max x 6' 4" max ( 2.57m max x 1.93m max )

**Bathroom**

9' 2" max x 5' 6" max ( 2.79m max x 1.68m max )

**Second Floor**

**Bedroom 1**

18' 8" max x 15' 2" max ( 5.69m max x 4.62m max )

**En Suite**

10' 8" max x 5' 6" max ( 3.25m max x 1.68m max )

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

## Pilkington Close, WAKEFIELD

- Offers in the Excess of £300,000
- A superb four bedroom modern townhouse
- Excellent size, garage and driveway
- Stunning master suite
- Car charging port in Garage

Tenure: Freehold EPC Rating: B

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124700](http://williamhbrown.co.uk/Property/WAK124700)



Property Ref:  
WAK124700 - 0011

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