



**Spring Lane, New Crofton Wakefield WF4 1JS**

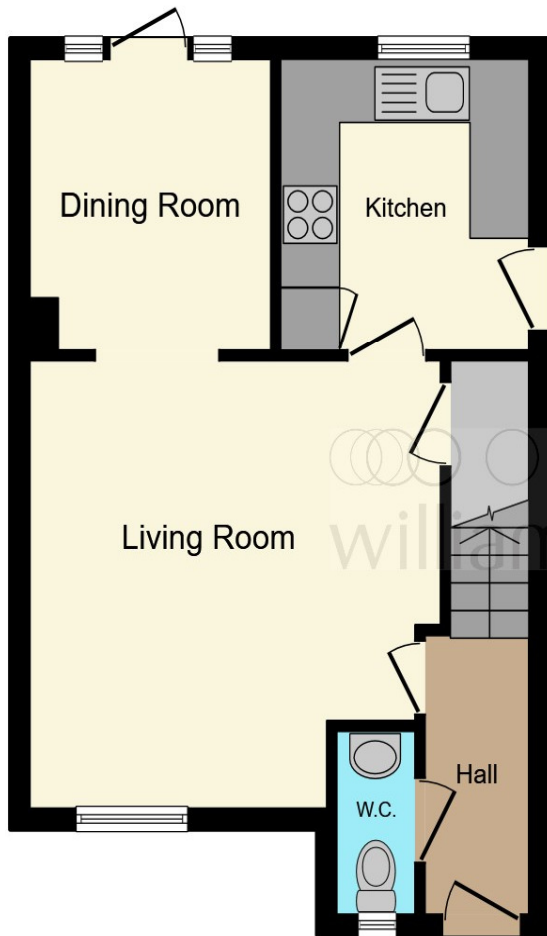


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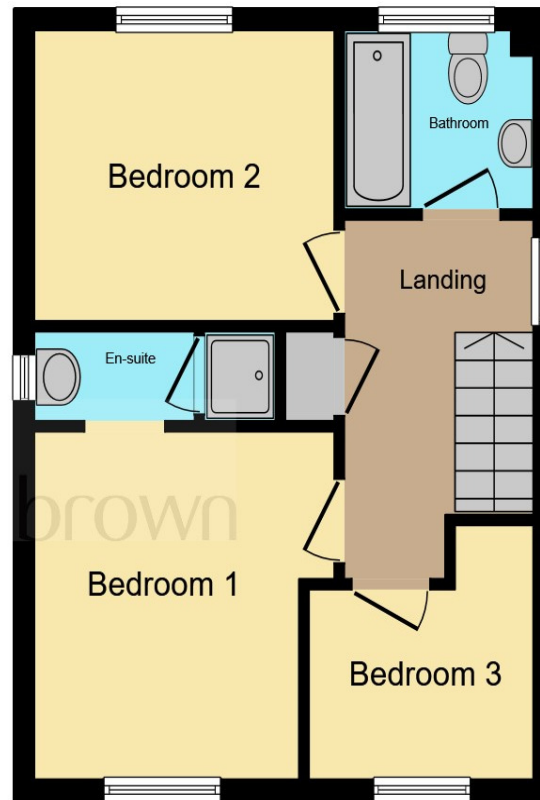
**Spring Lane, New Crofton Wakefield**

A fantastic, compact and sweet three bedroom home located in the friendly village of Crofton. This property would ideally suit the professional buyer, small family or those downsizing attractively priced.





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Lounge**

13' 6" max x 13' 2" max ( 4.11m max x 4.01m max )

**Dining Room**

9' 4" max x 7' 7" max ( 2.84m max x 2.31m max )

**Kitchen**

9' 9" max x 8' 4" max ( 2.97m max x 2.54m max )

**First Floor**

**Bedroom 1**

10' 9" max x 8' 7" max ( 3.28m max x 2.62m max )

**Bedroom 2**

10' 4" max x 9' 11" max ( 3.15m max x 3.02m max )

**Bedroom 3**

7' 5" max x 6' 7" max ( 2.26m max x 2.01m max )

**Bathroom**

**Exterior**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Spring Lane, New Crofton Wakefield

- A compact and well presented three bedroom detached home
- Pockets of space
- Ideal for the first time buyer or down sizer
- Driveway and and good size gardens
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Tenure: Freehold EPC Rating: D

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK124344 - 0002

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william h brown



**01924 381381**



Wakefield@williambrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**williambrown.co.uk**