



**Cumbrian Way, Wakefield WF2 8JS**

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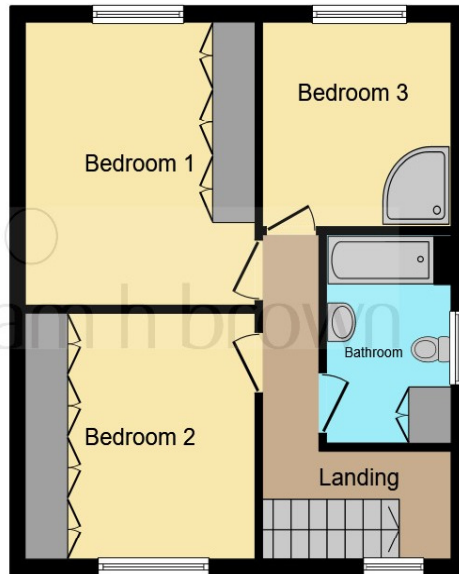
**Cumbrian Way, Wakefield**

A well presented three bedroom detached house with a south facing garden overlooking the golf course. This property is deceptively spacious and deserves an internal viewing to fully appreciate.

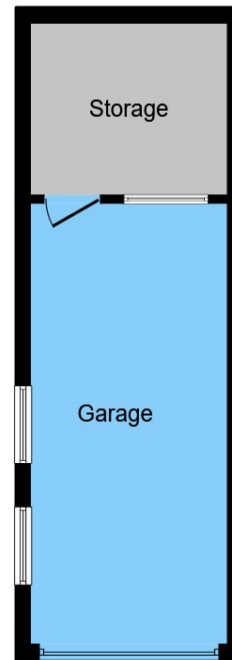




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hallway**

**Kitchen**

20' 1" max x 8' 10" max ( 6.12m max x 2.69m max )

**Lounge**

17' 6" max x 11' 3" max ( 5.33m max x 3.43m max )

**Summer Room**

20' 2" max x 8' 11" max ( 6.15m max x 2.72m max )

**Office Room**

8' 10" max x 6' 6" max ( 2.69m max x 1.98m max )

**First Floor Landing**

**Bedroom**

10' 7" max x 12' 2" max ( 3.23m max x 3.71m max )

**Bedroom**

10' 11" max x 10' 7" max ( 3.33m max x 3.23m max )

**Bedroom**

9' 3" max x 7' 5" max ( 2.82m max x 2.26m 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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## Cumbrian Way, Wakefield

- Well presented deceptively spacious three bedroom detached home
- South facing garden gardens with uninterrupted views
- General size driveway, leading to an excellent size garage
- Two reception rooms
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Tenure: Freehold EPC Rating: D

**£367,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK124830 - 0007

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