



**Heselden Drive, Wakefield WF1 4FQ**

**welcome to**

**Heselden Drive, Wakefield**

An attractive 3 Bedroom Detached Family Home located in the heart of City Fields. Still within its NHBC warranty. Immaculately presented throughout. Viewing by Appointment.

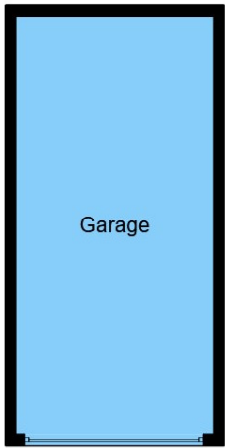




**Ground Floor**



**First Floor**



**Garage**



**Entrance Hallway**

**Downstairs Cloakroom/ Wc**

**Living Room**

16' 2" max x 9' 9" max ( 4.93m max x 2.97m max )

**Dining Kitchen**

17' 4" max x 9' 9" max ( 5.28m max x 2.97m max )

**Utility Room**

5' 4" max x 6' 6" max ( 1.63m max x 1.98m max )

**Bedroom 1**

10' 4" max x 13' 7" max ( 3.15m max x 4.14m max )

**En Suite**

**Bedroom 2**

10' 2" max x 9' 6" max ( 3.10m max x 2.90m max )

**Bedroom 3**

7' 8" max x 6' 7" max ( 2.34m max x 2.01m max )

**Family Bathroom**

7' 4" max x 6' 2" max ( 2.24m max x 1.88m max )

**Exterior**

**Garage**

19' 4" max x 9' 9" max ( 5.89m max x 2.97m 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

## Heselden Drive, Wakefield

- An Immaculately Presented 3 Bedroom Detached
- In the Heart of City Fields
- Generous Off Road Parking
- Garage
- Not to be Missed!

Tenure: Freehold EPC Rating: B

offers in the region of

**£315,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124166](http://williamhbrown.co.uk/Property/WAK124166)



Property Ref:  
WAK124166 - 0004

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