



**Swift Way, Wakefield WF2 6SQ**

**welcome to**

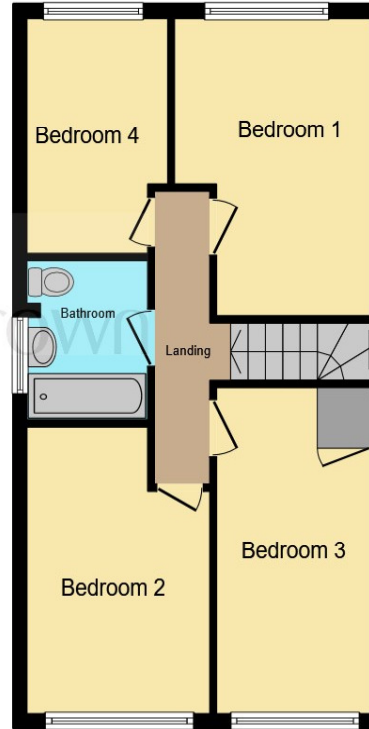
**Swift Way, Wakefield**

This Four-bedroom detached Family home is in a superb position on the well-known 'BIRD DEVELOPMENT' in Sandal/Newmillerdamn. The property is positioned in a way that it overlooks Green space and fields and has a wonderful next door pathway that leads to Newmillerdamn.





**Ground Floor**



**First Floor**

**Entrance**

**Kitchen**

13' 4" max x 7' 6" max ( 4.06m max x 2.29m max )

**Dining Room**

13' 10" max x 8' 10" max ( 4.22m max x 2.69m max )

**Living Room**

17' 10" max x 12' 7" max ( 5.44m max x 3.84m max )

**First Floor Landing**

**Bedroom One**

12' 2" max x 9' 9" max ( 3.71m max x 2.97m max )

**Bedroom Two**

13' 7" max x 8' 10" max ( 4.14m max x 2.69m max )

**Bedroom Three**

15' max x 7' 5" max ( 4.57m max x 2.26m max )

**Bedroom Four**

10' 10" max x 6' 10" max ( 3.30m max x 2.08m max )

**Garage**

18' 5" max x 8' 8" max ( 5.61m max x 2.64m max )

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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## Swift Way, Wakefield

- Four Bedroom Well positioned family detached home
- Two reception rooms plus good size kitchen
- Driveway and Garage
- Downstairs Cloakroom
- Open aspect to the rear overlooking Green space.

Tenure: Freehold EPC Rating: C

# £360,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125122](http://williamhbrown.co.uk/Property/WAK125122)



Property Ref:  
WAK125122 - 0008

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