



**Manorfields Avenue, Crofton Wakefield WF4 1SZ**



**welcome to**  
**Manorfields Avenue, Crofton**  
**Wakefield**

- THREE BEDROOM MODERN DETACHED HOME
- SEPARATE ANNEX ROOM
- GENEROUS PARKING
- WELL MANICURED GARDENS
- MODERN KITCHEN

Tenure: Freehold EPC Rating: Awaiting

offers in the region of  
**£250,000**

A Modern Home offered to the market with NO UPPER CHAIN.  
Fantastic Plot size with Generous off-road Parking.  
An added Extra Reception room with separate door access  
which has been used as a beauty spa in recent years.



- Entrance**
- Kitchen**  
8' 3" max x 14' 6" max ( 2.51m max x 4.42m max )
- Living Room**  
15' 9" max x 14' 7" max ( 4.80m max x 4.45m max )
- Reception Two**  
15' 3" max x 6' 6" max ( 4.65m max x 1.98m max )
- Bedroom One**  
13' 4" max x 8' 5" max ( 4.06m max x 2.57m max )
- Bedroom Two**  
10' 8" max x 7' 3" max ( 3.25m max x 2.21m max )
- Bedroom Three**  
10' 1" max x 5' 10" max ( 3.07m max x 1.78m max )

**view this property online** [williamhbrown.co.uk/Property/WAK125084](http://williamhbrown.co.uk/Property/WAK125084)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
WAK125084 - 0002

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