

Goldsmith Drive, Robin Hood Wakefield WF3 3TF



welcome to

Goldsmith Drive, Robin Hood Wakefield

Guide price £425,000-£450,000. An Immaculately presented extended four bedroom detached family home situated in a corner position in the Highly sought after location of Robin Hood not to be missed!















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

Entrance

Kitchen/ Dining Room

29' 6" max x 17' 8" max (8.99m max x 5.38m max)

Conservatory

9' 2" max x 8' 11" max (2.79m max x 2.72m max)

Living Room

14' 5" max x 14' 2" max (4.39m max x 4.32m max)

W.C

Utility Room

4' 6" max x 8' 6" max (1.37m max x 2.59m max)

Garage

First Floor Landing

Bedroom 1

12' 7" max x 10' 3" max (3.84m max x 3.12m max)

En Suite

Bedroom 2

15' 5" max x 8' 4" max (4.70m max x 2.54m max)

Bedroom 3

12' 2" max x 8' 6" max (3.71m max x 2.59m max)

Bedroom 4

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- Guide price £425,000-£450,000
- Extended Four Bedroom Detached
- Master ensuite
- Garage and driveway
- Location

Tenure: Freehold EPC Rating: C

guide price

£425,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WAK125265 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 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



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