



**Woodmoor Rise, Crigglestone Wakefield WF4 3NT**



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**Woodmoor Rise, Crigglestone Wakefield**

Guide price £325,000-£350,000. An immaculately presented extended three bedroom detached family home situated in a corner position a cul-de-sac location in the highly regarded location of Crigglestone not to be missed!





**Ground Floor**

**First Floor**

**Entrance Hallway**

**Living Room**

12' max x 14' 1" max ( 3.66m max x 4.29m max )

**Dining Room**

8' 1" max x 10' 6" max ( 2.46m max x 3.20m max )

**Kitchen**

10' 7" max x 18' 4" max ( 3.23m max x 5.59m max )

**Conservatory**

13' 3" max x 9' 7" max ( 4.04m max x 2.92m max )

**Shower Room**

**First Floor Landing**

**Bedroom 1**

13' 2" max x 9' 4" max ( 4.01m max x 2.84m max )

**Bedroom 2**

9' 8" max x 9' 9" max ( 2.95m max x 2.97m max )

**Bedroom 3**

6' 1" max x 9' 4" max ( 1.85m max x 2.84m max )

**Bathroom**

**Exterior**

**Garage**

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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## Woodmoor Rise, Crigglestone Wakefield

- Guide price £325,000-£350,000
- Extended three bedroom detached property
- Garage and driveway
- Sought after location
- No chain

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK125304 - 0002

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