



**Little Wood Crescent, Wakefield WF1 5FJ**

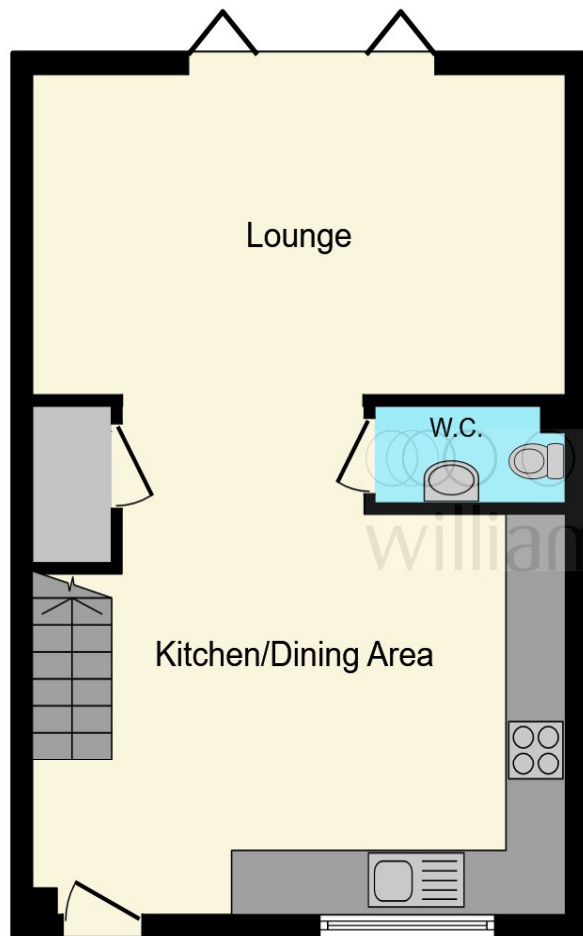


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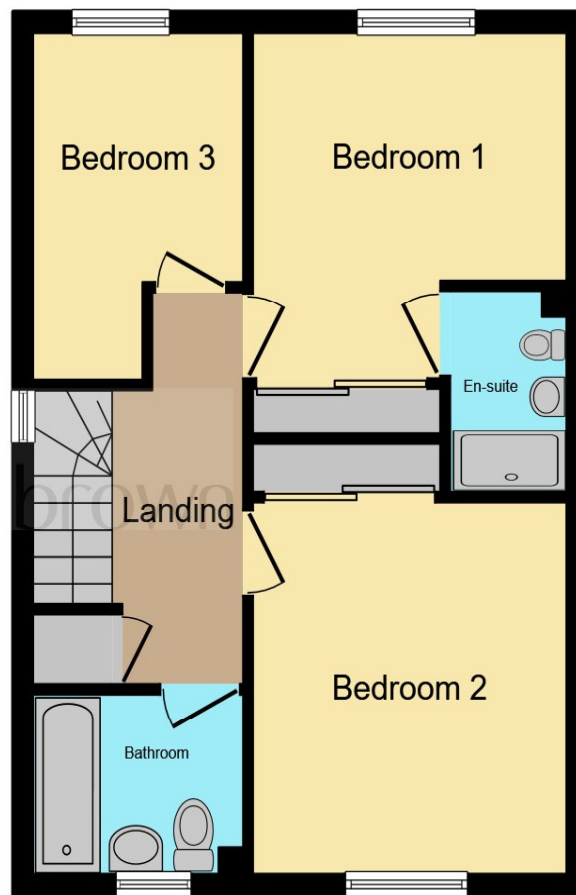
## **Little Wood Crescent, Wakefield**

An immaculately presented three bedroom semi-detached house which has the benefit of a remaining new build warranty. Located on the sought after residential development of City fields and having good access to Wakefield town centre. Offered to the market with no onward chain.





**Ground Floor**



**First Floor**

## Entrance

## Kitchen/ Dining/ Living

17' max x 26' 3" max ( 5.18m max x 8.00m max )

## Downstairs W.C

## First Floor Landing

## Bedroom 1

12' 6" max x 10' 6" max ( 3.81m max x 3.20m max )

## En Suite

## Bedroom 2

9' max x 10' 2" max ( 2.74m max x 3.10m max )

## Bedroom 3

7' 5" max x 10' 5" max ( 2.26m max x 3.17m max )

## Bathroom

## Exterior

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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## Little Wood Crescent, Wakefield

- Viewing recommended to fully appreciate this space
- Beautifully presented 3 bedroom semi-detached house
- Master with en-suite and downstairs WC
- Modern kitchen with bi-fold doors
- Driveway providing off street parking

Tenure: Freehold EPC Rating: B

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125329](https://williamhbrown.co.uk/Property/WAK125329)



Property Ref:  
WAK125329 - 0011

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