



**St. Andrews Close, Wakefield WF1 4JN**



**welcome to**

**St. Andrews Close, Wakefield**

An attractive three bedroom property located in a highly regarded area in Wakefield. 2 Reception rooms wall well presented throughout. Off street parking. Located in WF1, the property is in excellent proximity to motorway network links, supermarkets, schools and Pinderfields Hospital!



An attractive three bedroom property located in a highly regarded area in Wakefield. 2 Reception rooms well presented throughout. Off street parking. Located in WF1, the property is in excellent proximity to motorway network links, supermarkets, schools and Pinderfields Hospital! The property comprises of entrance hallway with a w/c leading into a generous reception room that is full of light, with access to under stair storage. Towards the rear, you have a modernised semi open plan dining kitchen. The rear garden accessed through patio doors from the dining room which brings a bright and airy feel in the living space. They open up to a patio area, and landscaped lawned area with a planted border. To the first floor there are three good size bedrooms, the primary bedroom with en-suite shower room, family bathroom. Viewing essential to fully appreciate.

### **Living Room**

15' 3" max x 12' 2" max ( 4.65m max x 3.71m max )

### **Dining Room**

7' 7" max x 10' 2" max ( 2.31m max x 3.10m max )

### **Kitchen**

7' 9" max x 10' 2" max ( 2.36m max x 3.10m max )

### **First Floor Landing**

### **Bedroom One**

9' 5" max x 9' 4" max ( 2.87m max x 2.84m max )

### **En-Suite**

### **Bedroom Two**

8' 6" max x 10' 4" max ( 2.59m max x 3.15m max )

### **Bedroom Three**

10' 3" max x 6' 5" max ( 3.12m max x 1.96m max )

### **Bathroom**



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welcome to

## St. Andrews Close, Wakefield

- Three Bedrooms
- Off road parking
- Well Presented throughout
- Two reception rooms
- 

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK125380 - 0004

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