



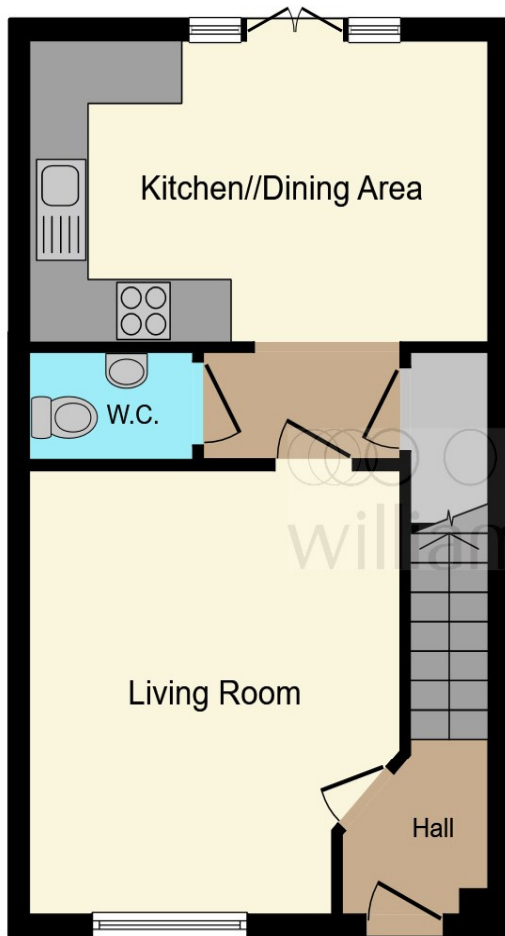
**Sandpiper Drive, Crigglestone Wakefield WF4 3GG**

**welcome to**

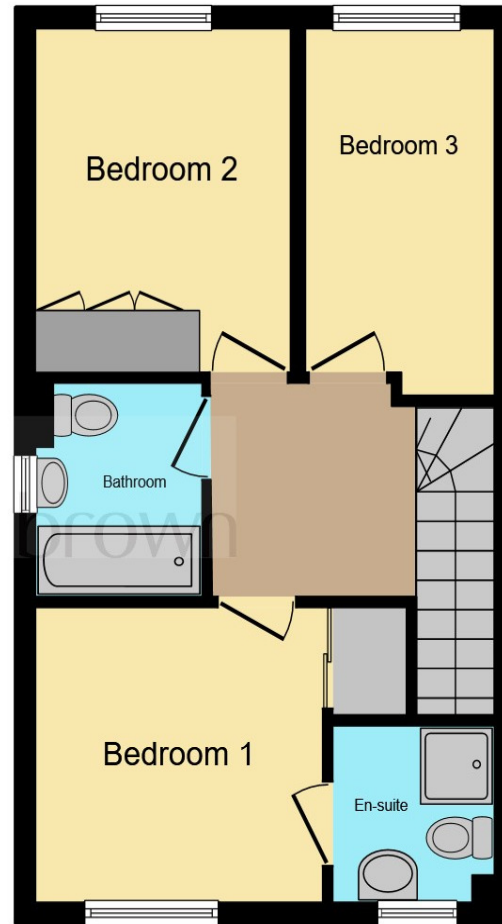
**Sandpiper Drive, Crigglestone Wakefield**

We welcome to the market this three bedroom semi-detached family home situated at the top of the cul-de-sac in the highly popular residential development of Crigglestone. This home is bright, airy and spacious and well presented throughout.





**Ground Floor**



**First Floor**

**Entrance**

**Living Room**

12' 8" max x 13' 9" max ( 3.86m max x 4.19m max )

**Kitchen**

13' 3" max x 15' 4" max ( 4.04m max x 4.67m max )

**Bedroom One**

11' 8" max x 9' 9" max ( 3.56m max x 2.97m max )

**En-Suite**

**Bedroom Two**

11' 9" max x 8' 8" max ( 3.58m max x 2.64m max )

**Bedroom Three**

6' 6" max x 11' 8" max ( 1.98m max x 3.56m max )

**Bathroom**

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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## Sandpiper Drive, Crigglestone Wakefield

- Three Generous Bedrooms
- En-Suite to Primary Bedroom
- Downstairs w/c
- Modern Kitchen
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

guide price

**£240,000**



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Property Ref:  
WAK125399 - 0002

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Please note the marker reflects the  
postcode not the actual property