



**Southfield Close, Wrenthorpe Wakefield WF2 0JE**



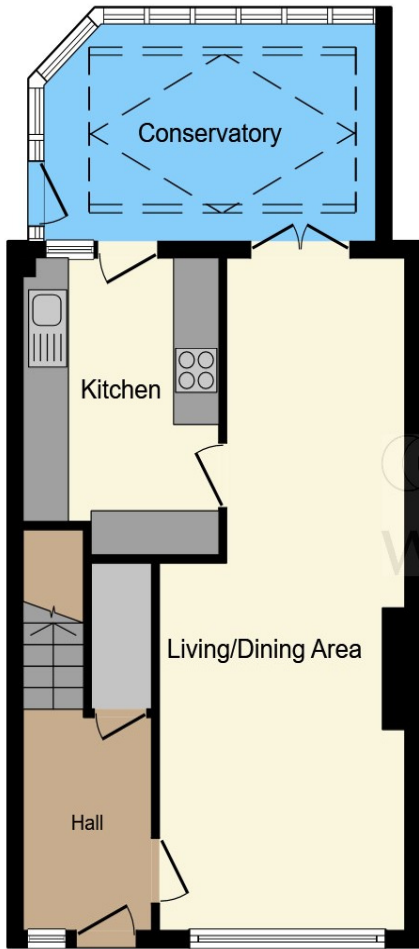


**welcome to**

**Southfield Close, Wrenthorpe Wakefield**

Offers Over £250,000 We are so pleased to welcome this beautifully presented three bedroom semi detached home in a fantastic location in Wrenthorpe. Catchment area for Jerry Clay Academy

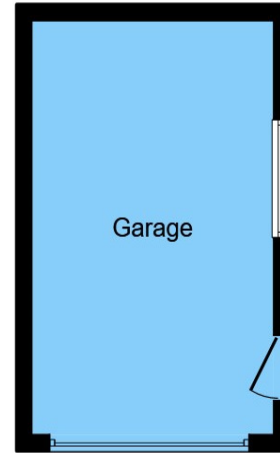




**Ground Floor**



**First Floor**



**Garage**

**Entrance**

**Living Room**

13' 8" max x 10' 7" max ( 4.17m max x 3.23m max )

**Dining Room**

7' 9" max x 12' 7" max ( 2.36m max x 3.84m max )

**Kitchen**

11' 6" max x 8' 6" max ( 3.51m max x 2.59m max )

**Conservatory**

14' 8" max x 9' 6" max ( 4.47m max x 2.90m max )

**First Floor Landing**

**Bedroom 1**

10' 8" max x 10' 4" max ( 3.25m max x 3.15m max )

**Bedroom 2**

10' 9" max x 12' 1" max ( 3.28m max x 3.68m max )

**Bedroom 3**

6' 7" max x 8' 8" max ( 2.01m max x 2.64m 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)

welcome to

## Southfield Close, Wrenthorpe Wakefield

- Three Spacious Bedrooms
- Three Reception Rooms
- Detached Garage
- Off Street Parking
- Cul-De-Sac

Tenure: Freehold EPC Rating: C

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125730](http://williamhbrown.co.uk/Property/WAK125730)



Property Ref:  
WAK125730 - 0007

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