



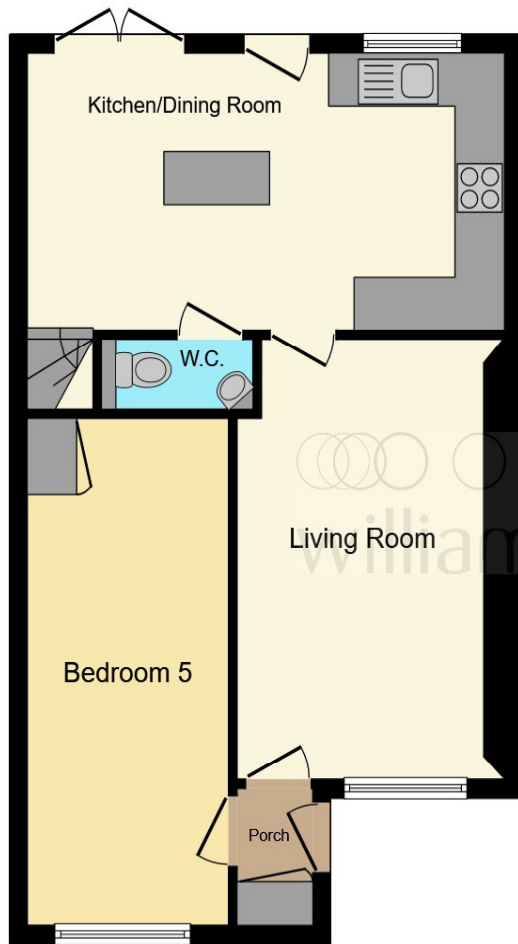
Durkar Rise, Crigglestone Wakefield WF4 3QB

welcome to

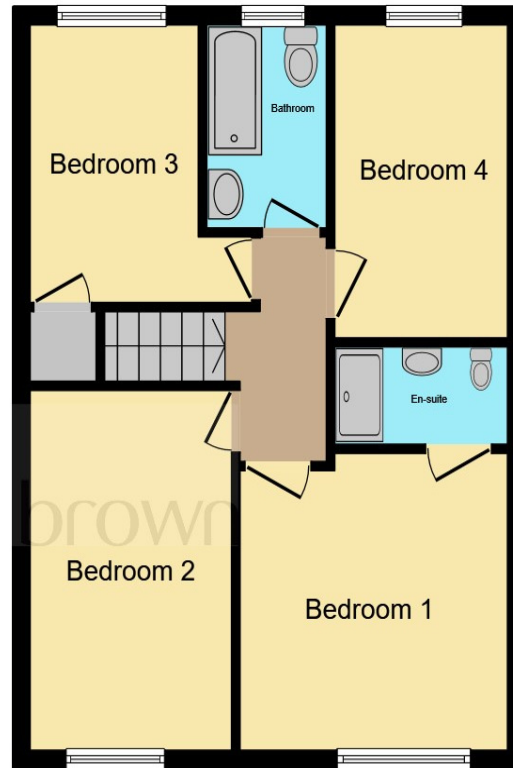
Durkar Rise, Crigglestone Wakefield

Guide Price: £325,000 - £350,000. We are thrilled to welcome this recently renovated, beautifully presented detached home to the market. If this is the kind of home you have been looking for, contact us quickly to arrange your viewing!





Ground Floor



First Floor

Entrance Porch

Living Room

16' 5" max x 16' 9" max (5.00m max x 5.11m max)

Kitchen/ Dining Room

19' 2" max x 10' 3" max (5.84m max x 3.12m max)

Bedroom 5

6' 8" max x 11' 5" max (2.03m max x 3.48m max)

Downstairs W.C

First Floor Landing

Bedroom 1

10' 9" max x 11' 11" max (3.28m max x 3.63m max)

En Suite

Bedroom 2

7' 8" max x 18' 5" max (2.34m max x 5.61m max)

Bedroom 3

8' 2" max x 15' 5" max (2.49m max x 4.70m max)

Bedroom 4

6' 9" max x 10' 6" max (2.06m max x 3.20m 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

welcome to

Durkar Rise, Crigglestone Wakefield

- Recently Renovated
- Four / Five Bedrooms
- Two Reception Rooms
- Landscaped Gardens
- Kitchen Diner

Tenure: Freehold EPC Rating: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WAK125761



Property Ref:
WAK125761 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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