



**Bedford Farm Court, Crofton Wakefield WF4 1AN**



**welcome to**

**Bedford Farm Court, Crofton Wakefield**

Guide price £425,000-£450,000. GRADE 2 LISTED. A charming three-bedroom detached character cottage tucked away in a corner position in a cul-de-sac location, in the popular residential location of Crofton not to be missed!

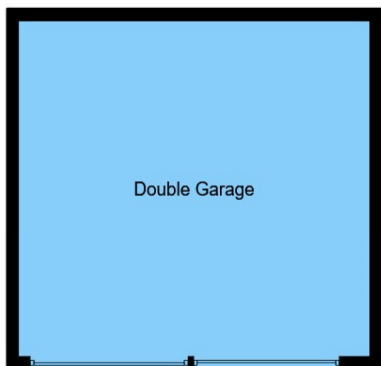




**Ground Floor**



**First Floor**



**Garage**

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**Entrance Hallway**

**Downstairs W.C**

**Living Room**

16' 9" max x 18' 1" max ( 5.11m max x 5.51m max )

**Dining Room**

14' 2" max x 11' 8" max ( 4.32m max x 3.56m max )

**Kitchen**

17' 2" max x 19' 1" max ( 5.23m max x 5.82m max )

**Utility Room**

7' 5" max x 8' 8" max ( 2.26m max x 2.64m max )

**First Floor Landing**

**Bedroom1**

12' 3" max x 11' 5" max ( 3.73m max x 3.48m max )

**En Suite**

**Bedroom 2**

10' 5" max x 11' 9" max ( 3.17m max x 3.58m max )

**En Suite**

**Bedroom 3**

7' 7" max x 9' max ( 2.31m max x 2.74m 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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## Bedford Farm Court, Crofton Wakefield

- Guide price £425,000-£450,000
- Three bedroom detached barn conversion
- Two en-suites
- Double Garage and ample parking
- No chain

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: E

guide price

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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