



**Grange Ash Close, Flockton WAKEFIELD WF4 4FF**

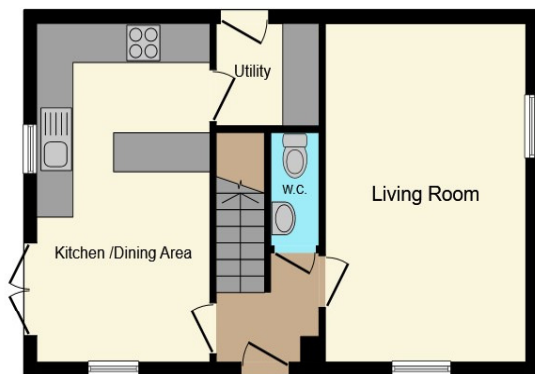


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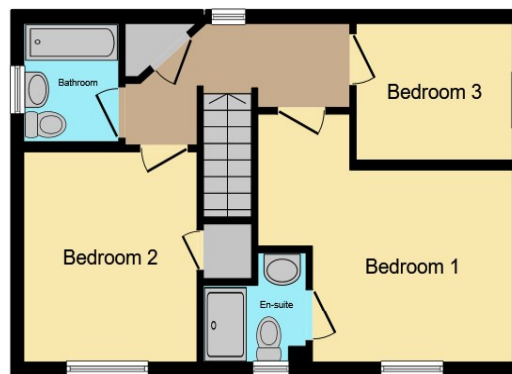
**Grange Ash Close, Flockton WAKEFIELD**

Guide Price £325,000-£350,000. A Beautifully presented and spacious three-bedroom detached home built within the last five years. Generous Driveway and Garage.

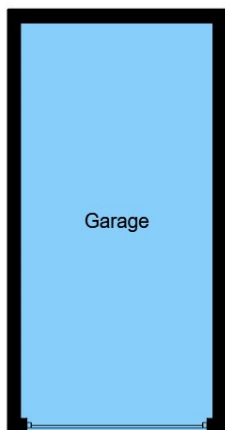




**Ground Floor**



**First Floor**



**Garage**

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### **Dining Kitchen**

18' max x 9' 8" max ( 5.49m max x 2.95m max )

### **Utility Room**

5' 8" max x 5' 7" max ( 1.73m max x 1.70m max )

### **Living Room**

17' 11" max x 10' 9" max ( 5.46m max x 3.28m max )

### **Bedroom One**

14' 3" max x 13' 3" max ( 4.34m max x 4.04m max )

### **Bedroom Two**

10' max x 11' 9" max ( 3.05m max x 3.58m max )

### **Bedroom Three**

9' max x 7' 5" max ( 2.74m max x 2.26m max )

### **Garage**

20' 6" max x 10' 11" max ( 6.25m max x 3.33m max )

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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## Grange Ash Close, Flockton WAKEFIELD

- Three-bedroom detached Home
- Still within its NHBC WARRENTY
- Driveway
- Garage
- En-suite

Tenure: Freehold EPC Rating: B

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126133](http://williamhbrown.co.uk/Property/WAK126133)



Property Ref:  
WAK126133 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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