



**2d Primrose Lane, Calder Grove WAKEFIELD WF4 3DD**

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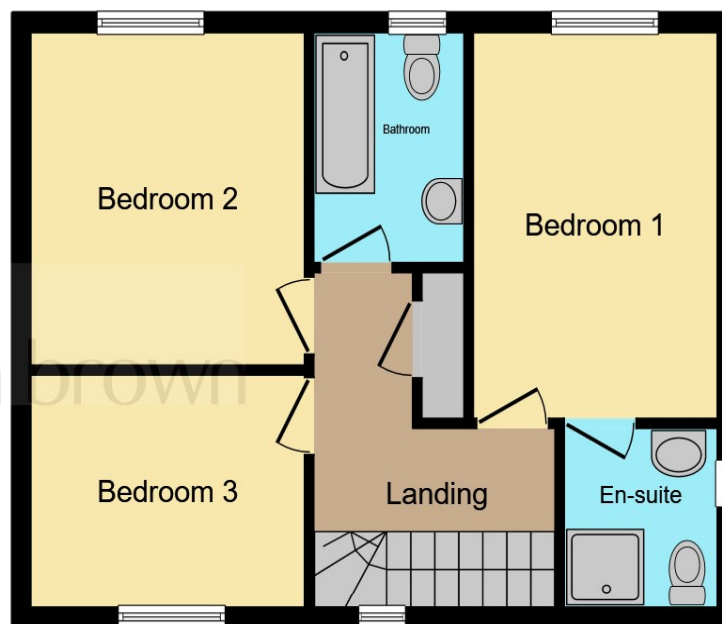
**2d Primrose Lane, Calder Grove WAKEFIELD**

Guide Price of £300,000. A stylish modern detached home built within the last 5 Years. Ideally situated for the PROFESSIONAL!





**Ground Floor**



**First Floor**

**Entrance Hallway**

14' 11" max x 6' 3" max ( 4.55m max x 1.91m max )

**Dining Kitchen**

19' 8" max x 9' 9" max ( 5.99m max x 2.97m max )

**Living Room**

13' max x 11' max ( 3.96m max x 3.35m max )

**Bedroom One**

13' 1" max x 8' 11" max ( 3.99m max x 2.72m max )

**Bedroom Two**

12' 11" max x 10' max ( 3.94m max x 3.05m max )

**Bedroom Three**

9' 8" max x 7' 11" max ( 2.95m max x 2.41m 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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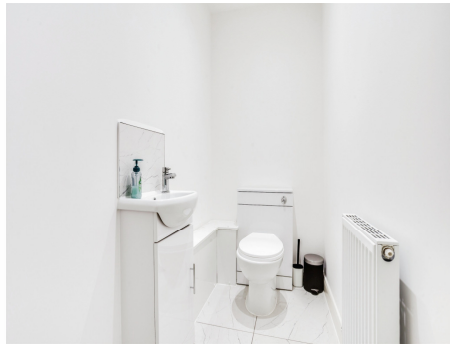
## 2d Primrose Lane, Calder Grove WAKEFIELD

- Three bedroom Detached
- DINING KITCHEN
- DOUBLE DRIVEWAY
- EN SUITE
- ENCLOSED GARDENS

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£300.000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126081](http://williamhbrown.co.uk/Property/WAK126081)



Property Ref:  
WAK126081 - 0008

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