



Herbage View, Crofton Wakefield WF4 1FD

welcome to

Herbage View, Crofton Wakefield

Open House Event Saturday 10th May 10:00-14:00. Guide Price £375,000-£385,000. An immaculately presented four-bedroom detached family home. Overlooking green space to the front. SUPERB RESIDENTIAL LOCATION!

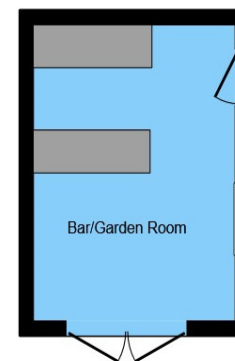




Ground Floor



First Floor



Outbuilding

Lounge

16' 11" max x 5' 4" max (5.16m max x 1.63m max)

Kitchen

11' 1" max x 21' 2" max (3.38m max x 6.45m max)

Utility

5' 8" max x 5' 4" max (1.73m max x 1.63m max)

Bedroom 1

14' 8" max x 9' 7" max (4.47m max x 2.92m max)

Bedroom 2

10' 7" max x 9' 8" max (3.23m max x 2.95m max)

Bedroom 3

11' 8" max x 10' 3" max (3.56m max x 3.12m max)

Bedroom 4

10' 3" max x 8' 5" max (3.12m max x 2.57m 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

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Herbage View, Crofton Wakefield

- Four-bedroom detached family Home
- Still within its NHBC WARRENTY
- Bar and Jacuzzi
- Garage
- Double Driveway

Tenure: Freehold EPC Rating: B

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126456



Property Ref:
WAK126456 - 0005

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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william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk