



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



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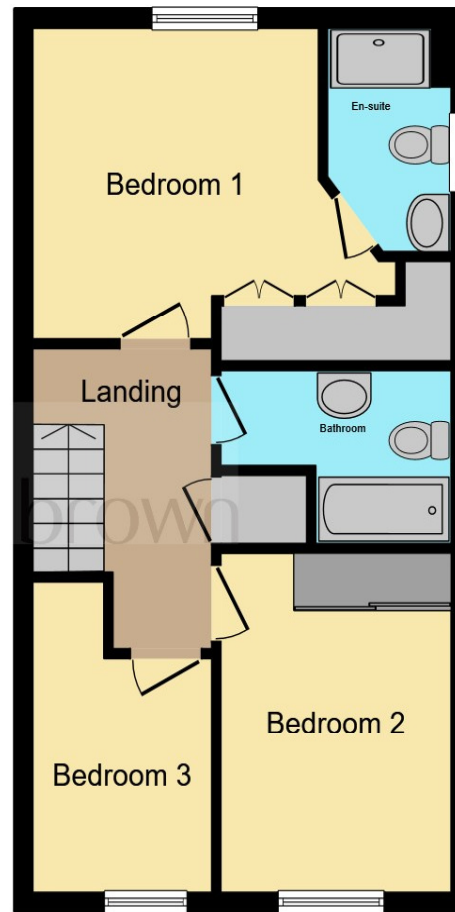
## **Grange Ash Close, Flockton Wakefield**

A beautifully presented three bedroom semi-detached with a fantastic garden plot in the semi-rural village of Flockton.





**Ground Floor**



**First Floor**

### **Kitchen**

18' 5" max x 11' 11" max ( 5.61m max x 3.63m max )

### **Living Room**

15' 9" max x 10' 9" max ( 4.80m max x 3.28m max )

### **Bedroom One**

15' 3" max x 12' 1" max ( 4.65m max x 3.68m max )

### **Bedroom Two**

11' 8" max x 8' 9" max ( 3.56m max x 2.67m max )

### **Bedroom Three**

11' max x 6' 7" max ( 3.35m max x 2.01m 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 semi-detached home
- Still within its NHBC
- Driveway for two cars
- South facing substantial gardens landscaped
- En suite

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

offers in the region of  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK125642 - 0003

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