



**Manor Farm Road, Crigglestone WAKEFIELD WF4 3PQ**

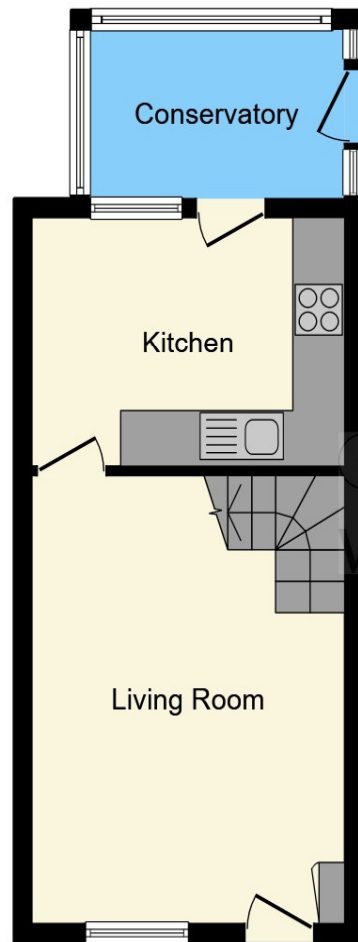


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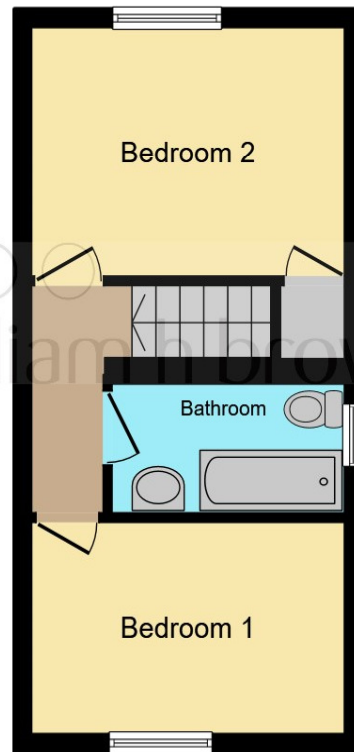
**Manor Farm Road, Crigglestone WAKEFIELD**

Guide price £185,000-£195,000. Welcome to the market a well-presented 2 bed semi detached property in the sought after area of Crigglestone! Ideal for first time buyers.

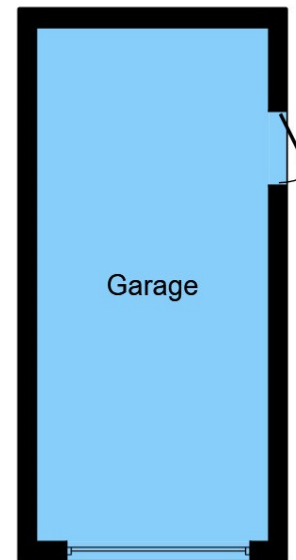




**Ground Floor**



**First Floor**



**Garage**

### **Living Room**

16' max x 11' 9" max ( 4.88m max x 3.58m max )

### **Kitchen**

11' 8" max x 9' max ( 3.56m max x 2.74m max )

### **Conservatory**

6' 8" max x 9' 7" max ( 2.03m max x 2.92m max )

### **Bedroom One**

11' 9" max x 9' 2" max ( 3.58m max x 2.79m max )

### **Bedroom Two**

11' 9" max x 11' 6" max ( 3.58m max x 3.51m 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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## Manor Farm Road, Crigglestone WAKEFIELD

- 2 bed semi detached property
- Guide Price £185,000-£195,000
- Enclosed front and rear garden
- Ideal for first time buyers
- Modern throughout

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

guide price

**£185.000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126498](https://williamhbrown.co.uk/Property/WAK126498)



Property Ref:  
WAK126498 - 0003

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