



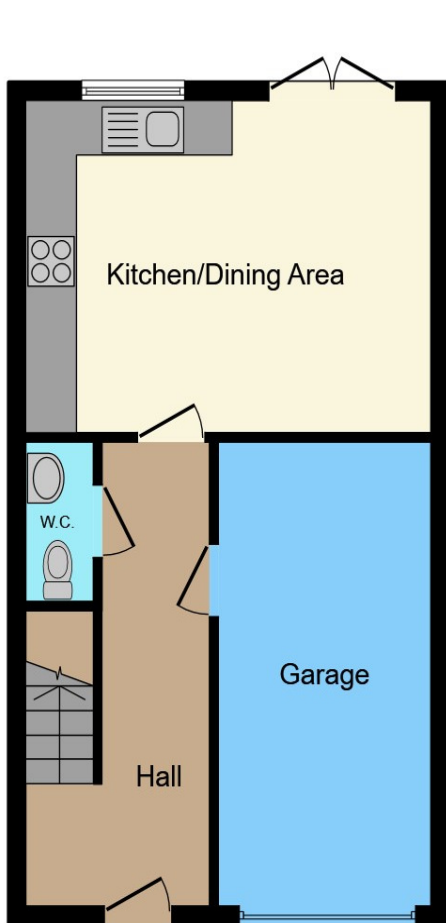
Calder Way, Crigglestone Wakefield WF4 3FW

welcome to

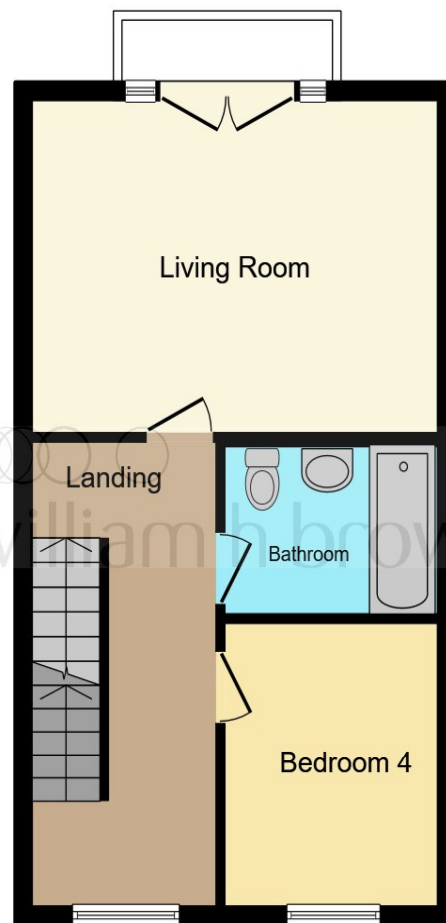
Calder Way, Crigglestone Wakefield

A four bedroom mid townhouse family home situated in the highly sought after and residential family development in Crigglestone not to be missed! This home is located with great access to schooling, transport links including motorway access which is ideal for the commuter and local amenities.

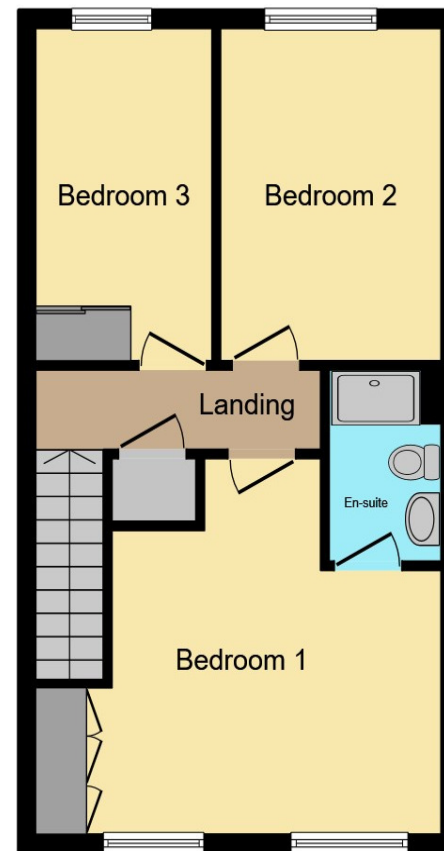




Ground Floor



First Floor



Second Floor

Living Room

15' 8" max x 12' 9" max (4.78m max x 3.89m max)

Kitchen

15' 7" max x 11' 10" max (4.75m max x 3.61m max)

Bedroom One

9' 9" max x 13' 7" max (2.97m max x 4.14m max)

En-Suite

Bedroom Two

12' max x 8' 6" max (3.66m max x 2.59m max)

Bedroom Three

11' max x 7' 5" max (3.35m max x 2.26m max)

Bedroom Four

8' 5" max x 9' 11" max (2.57m max x 3.02m 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

welcome to

Calder Way, Crigglestone Wakefield

- Four Bedroom mid townhouse
- Master en-suite
- Garage and driveway
- Enclosed rear garden
- Kitchen Diner

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

£289,995



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127291



Property Ref:
WAK127291 - 0004

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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