


property details **approval form**

2 Rutland Drive, Crofton, Wakefield, West Yorkshire, England, WF4 1SA

Date: 23 December 2025

Property Ref and Version: WAK126785 - 0004



selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|--------------------|
| 1. Price | 5. Property Images |
| 2. Key Features | 6. Floor Plan |
| 3. Short Description | |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

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>> price

£280,000

Tenure: Freehold

>> key features

- > Three bedroom detached house
- > Multiple reception rooms
- > Off street parking
- > Utility room
- > No upper chain!
- > EPC Rating: C

>> short description

Guide Price- £280,000-£290,000. Welcome to the market this mature three bedroom detached home in the charming village of Crofton, Wakefield! Viewings are highly recommended to fully see what this home has to offer. Not to be missed! No upper chain!

>> long description

Guide Price- £280,000-£290,000. Welcome to the market this mature three bedroom detached home in the charming village of Crofton, Wakefield! Off road parking with a driveway and garage, with extensive gardens to the side. Ideal for first time buyers! Briefly, comprising of a living room, kitchen, downstairs wc and utility room. To the first floor there are three bedrooms and a great sized house bathroom. The property has a reception room previously used for business use! Externally, the property features a lovely garden and patio area, providing a serene outdoor space to enjoy and unwind after a long day. Viewings are highly recommended to fully see what this home has to offer. Not to be missed! No upper chain!

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>> room description

Lounge

25' 1" max x 9' max (7.65m max x 2.74m max)

Kitchen

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

Utility Room

9' 4" max x 10' 2" max (2.84m max x 3.10m max)

Bedroom One

10' 3" max x 13' 2" max (3.12m max x 4.01m max)

Bedroom Two

10' max x 11' 3" max (3.05m max x 3.43m max)

Bedroom Three

10' 7" max x 7' 1" max (3.23m max x 2.16m max)

Bathroom

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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Imogen Smithson		
Mrs J. Nicholls		