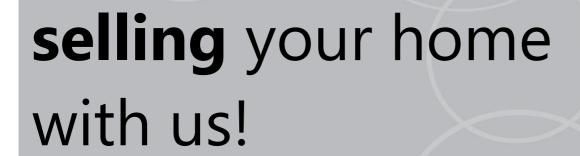
2 Rutland Drive, Crofton, Wakefield, West Yorkshire, England, WF4 1SA

Date: 23 December 2025 Property Ref and Version: WAK126785 - 0004





>> 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.

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

Date: 23 December 2025 Property Ref and Version: WAK126785 - 0004

>> 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, compromising 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!

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

Date: 23 December 2025 Property Ref and Version: WAK126785 - 0004

>> 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

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

Date: 23 December 2025 Property Ref and Version: WAK126785 - 0004

>> property images



2 Rutland Drive, Crofton, Wakefield, West Yorkshire, England, WF4 1SA **Date:** 23 December 2025 **Property Ref and Version:** WAK126785 - 0004

>>	floor	plan
----	-------	------

>> approval

	Signature	Date
Imogen Smithson		
Mrs J. Nicholls		