



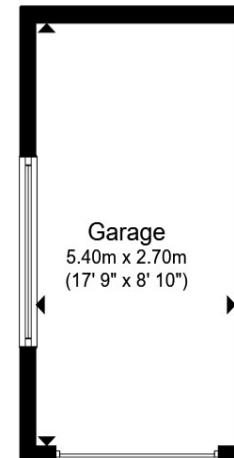
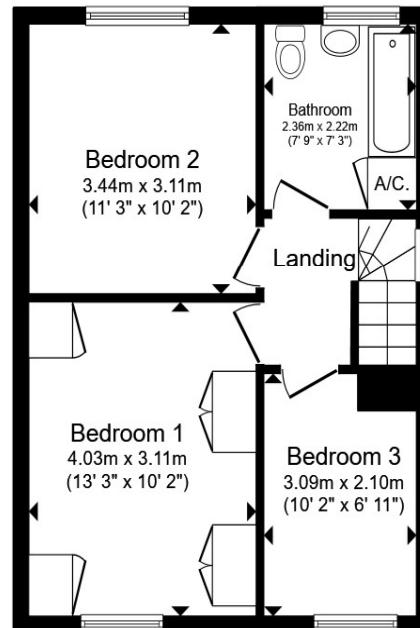
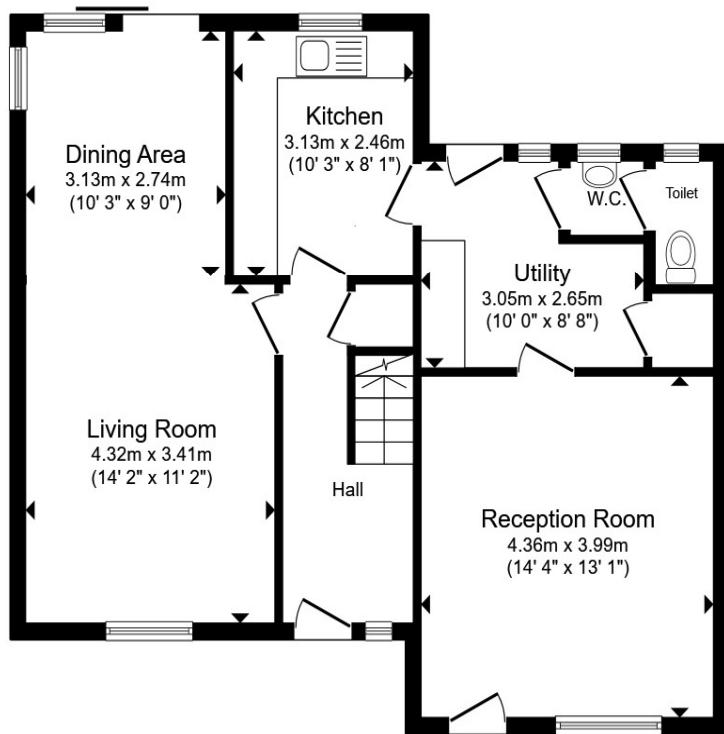
Rutland Drive, Crofton Wakefield WF4 1SA

welcome to

Rutland Drive, Crofton Wakefield

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!





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

Garage

Total floor area 123.9 m² (1,334 sq.ft.) approx

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.propertybox.io

welcome to

Rutland Drive, Crofton Wakefield

- Three bedroom detached house
- Multiple reception rooms
- Off street parking with garage
- Utility room
- Previously used as business

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£280,000



view this property online williamhbrown.co.uk/Property/WAK126785



Property Ref:
WAK126785 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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