

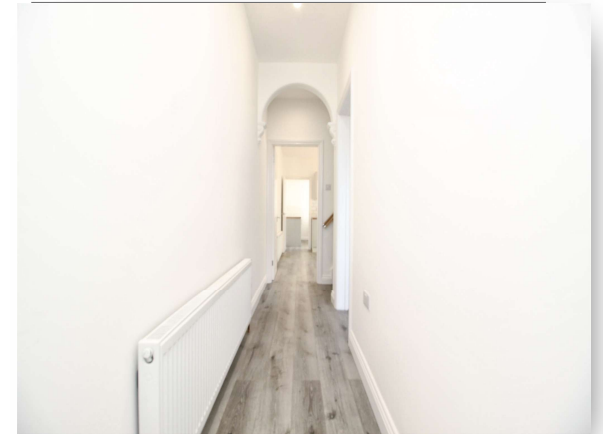


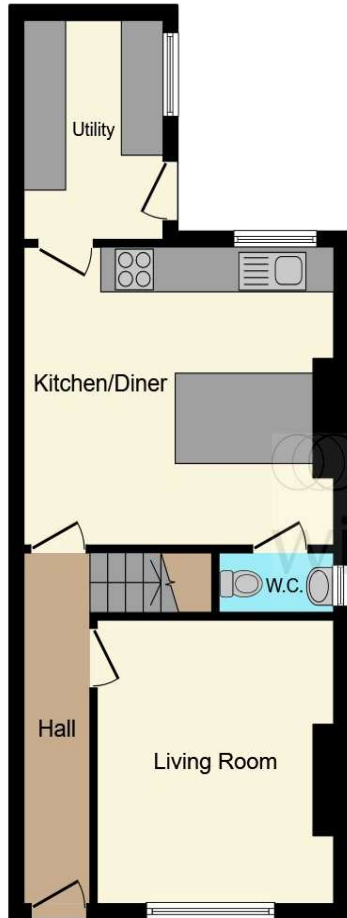
**Cross Lane, Wakefield WF2 8DA**

**welcome to**

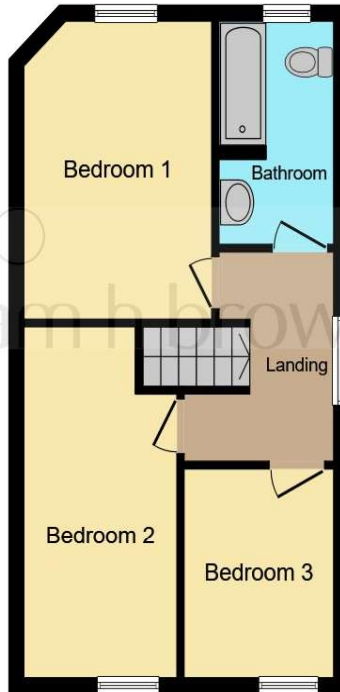
**Cross Lane, Wakefield**

Offers Over £240,000. This three-bedroom semi-detached home has been superbly renovated to create a fabulous family home for the growing family.

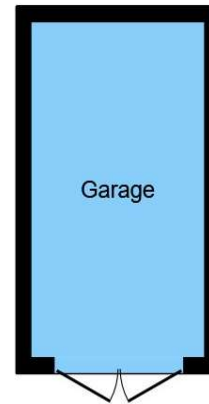




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hallway**

15' 3" max x 11' 5" max ( 4.65m max x 3.48m max )

**Kitchen/Dining Room**

13' 4" max x 12' 9" max ( 4.06m max x 3.89m max )

**Utility Room**

9' 5" max x 6' 7" max ( 2.87m max x 2.01m max )

**Living Room**

12' 6" max x 11' 5" max ( 3.81m max x 3.48m max )

**Bedroom One**

13' 4" max x 8' 8" max ( 4.06m max x 2.64m max )

**Bedroom Two**

15' 5" max x 7' 2" max ( 4.70m max x 2.18m max )

**Bedroom Three**

9' 4" max x 7' 3" max ( 2.84m max x 2.21m 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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## Cross Lane, Wakefield

- Three bedroom semi-detached home
- Fully renovated
- UPVC AND GCH
- Spacious and bright
- Utility room

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

guide price

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127321](http://williamhbrown.co.uk/Property/WAK127321)



Property Ref:  
WAK127321 - 0007

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