



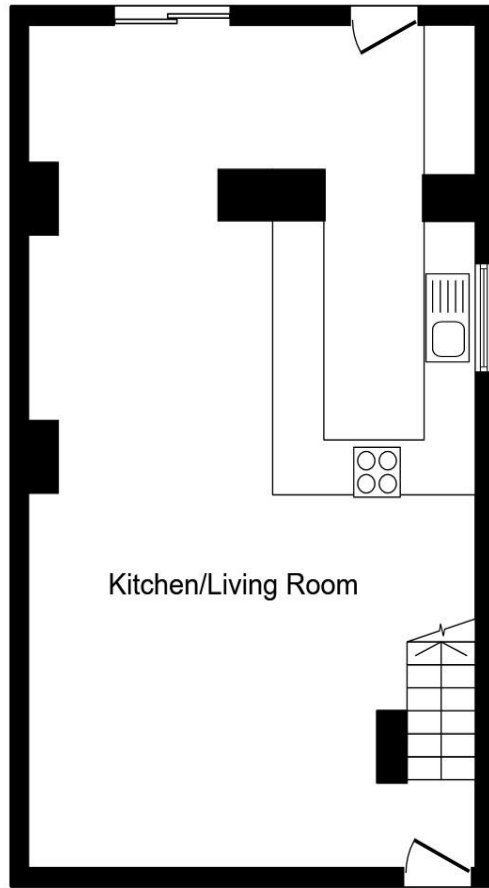
**Thornleigh Croft, WAKEFIELD WF2 7SQ**

**welcome to**

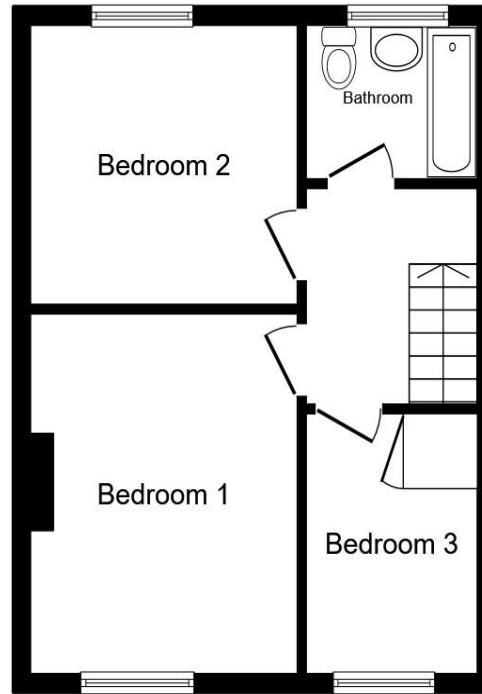
**Thornleigh Croft, WAKEFIELD**

Guide price £240,000-£250,000. Situated in a popular residential location on Thornleigh Croft, Wakefield, this attractive three-bedroom semi-detached family home offers well-proportioned accommodation ideal for modern living! This home is ideal for first time buyers or even landlords looking for a g





**Ground Floor**



**First Floor**

**Lounge**

12' 4" max x 17' 7" max ( 3.76m max x 5.36m max )

**Kitchen**

8' 1" max x 10' 1" max ( 2.46m max x 3.07m max )

**Bedroom 1**

10' 1" max x 13' max ( 3.07m max x 3.96m max )

**Bedroom 2**

10' 6" max x 9' 9" max ( 3.20m max x 2.97m max )

**Bedroom 3**

9' 4" max x 6' 9" max ( 2.84m max x 2.06m max )

Total floor area 85.3 m<sup>2</sup> (918 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](http://www.propertybox.io)



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## Thornleigh Croft, WAKEFIELD

- Guide Price £240,000-£250,000
- 3 bedroom semi detached family home
- Great location of Thornes, Wakefield!
- Ideal for first time buyers or even landlords lookingn for a great rental opportunity
- Off street parking, good sized rear garden and garage!

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

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WAK128286](http://williambrown.co.uk/Property/WAK128286)



Property Ref:  
WAK128286 - 0003

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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.



william h brown



**01924 381381**



Wakefield@williambrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**williambrown.co.uk**