



**Silcoates Drive, Wrenthorpe WAKEFIELD WF2 0UR**

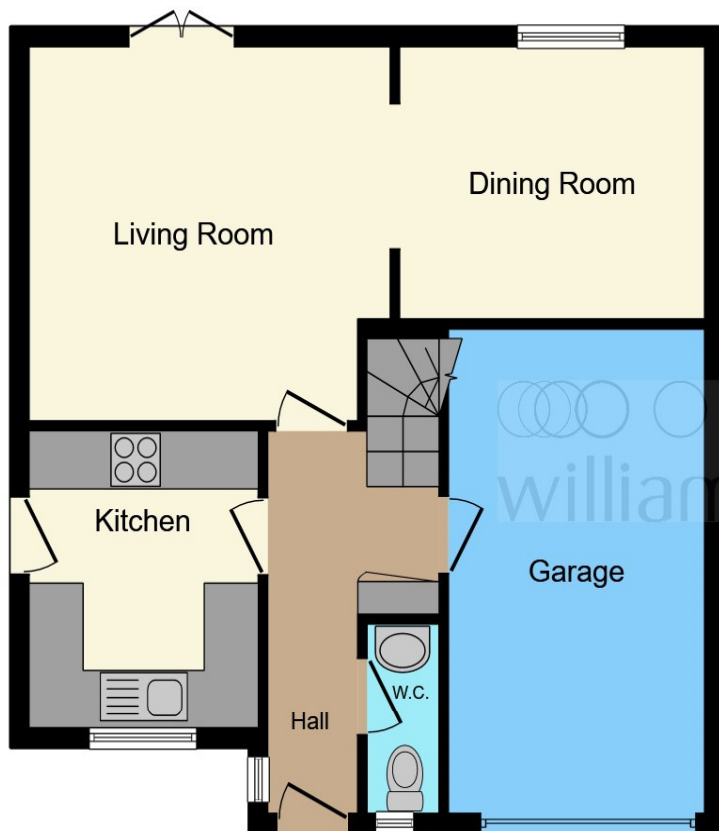


**welcome to**

**Silcoates Drive, Wrenthorpe WAKEFIELD**

Guide Price £350,000-£375,000. A four-bedroom Family home with En-suite to master bedroom. Situated in a highly regarded residential area in Wrenthorpe. Close to Silcoates school, bus routes and motorway network links.





**Ground Floor**



**First Floor**

### **Kitchen**

10' max x 8' 6" max ( 3.05m max x 2.59m max )

### **Dining Area**

11' 1" max x 9' 3" max ( 3.38m max x 2.82m max )

### **Living Room**

12' 9" max x 12' 5" max ( 3.89m max x 3.78m max )

### **First Floor Landing**

### **Bedroom One**

13' 4" max x 11' 2" max ( 4.06m max x 3.40m max )

### **En-Suite**

### **Bedroom Two**

12' 4" max x 10' 5" max ( 3.76m max x 3.17m max )

### **Bedroom Three**

9' 7" max x 8' 3" max ( 2.92m max x 2.51m max )

### **Bedroom Four**

7' 9" max x 6' 5" max ( 2.36m max x 1.96m max )

### **Family Bathroom**

### **Garage**

15' 3" max x 9' 10" max ( 4.65m max x 3.00m max )

### **External**

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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## **Silcoates Drive, Wrenthorpe WAKEFIELD**

- Four-bedroom detached home
- UPVC AND GCH
- Fitted Wardrobes
- En-suite to master bedroom
- Integral Garage

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

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK126923 - 0005

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