



**33a Slack Lane, Crofton WAKEFIELD WF4 1HX**



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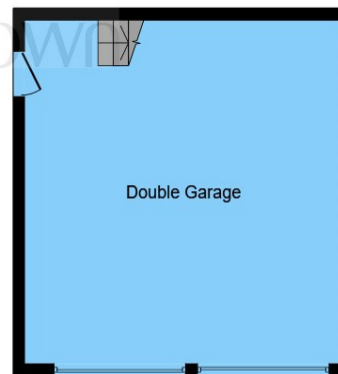
**33a Slack Lane, Crofton WAKEFIELD**

This individual and unique Bungalow with double garage offers a fabulous home for the family. Set back from the roadside, but within walking distance of all the amenities FAMILY FRIENDLY CROFTON VILLAGE HAS TO OFFER.





**Floor Plan**



**Ground Floor**



**First Floor**

### Entrance Hallway

11' 9" max x 4' 8" max ( 3.58m max x 1.42m max )

### Kitchen

17' 8" max x 9' 7" max ( 5.38m max x 2.92m max )

### Utility Room

8' 4" max x 12' 1" max ( 2.54m max x 3.68m max )

### Dining Room

12' 10" max x 10' 6" max ( 3.91m max x 3.20m max )

### Living Room

15' 11" max x 12' max ( 4.85m max x 3.66m max )

### Principal Bedroom

15' 7" max x 10' 3" max ( 4.75m max x 3.12m max )

### Walk In Bedroom

13' 4" max x 8' 4" max ( 4.06m max x 2.54m max )

### Bedroom Two

14' 11" max x 12' 6" max ( 4.55m max x 3.81m max )

### Bedroom Three

12' max x 11' 11" max ( 3.66m max x 3.63m max )

### Double Garage

19' 8" max x 19' 8" max ( 5.99m max x 5.99m max )

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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## **33a Slack Lane, Crofton WAKEFIELD**

- Three-bedroom unique Bungalow
- Double Garage
- Oasis of a garden
- Substantial Plot
- Summer House

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

offers in the region of

**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127445](https://williamhbrown.co.uk/Property/WAK127445)



Property Ref:  
WAK127445 - 0003

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