



33a Slack Lane, Crofton WAKEFIELD WF4 1HX

welcome to

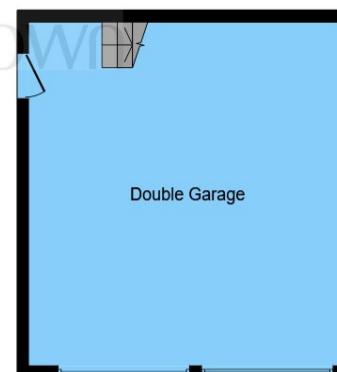
33a Slack Lane, Crofton WAKEFIELD

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

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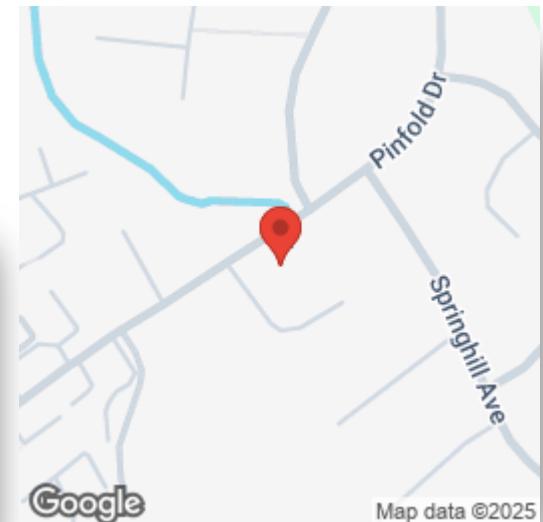
- Three-bedroom unique Bungalow
- Double Garage
- Oasis of a garden
- Substantial Plot
- Summer House

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£425,000



view this property online williamhbrown.co.uk/Property/WAK127445

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.



Property Ref:
WAK127445 - 0005

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