



**Highfields, Netherton Wakefield WF4 4ST**

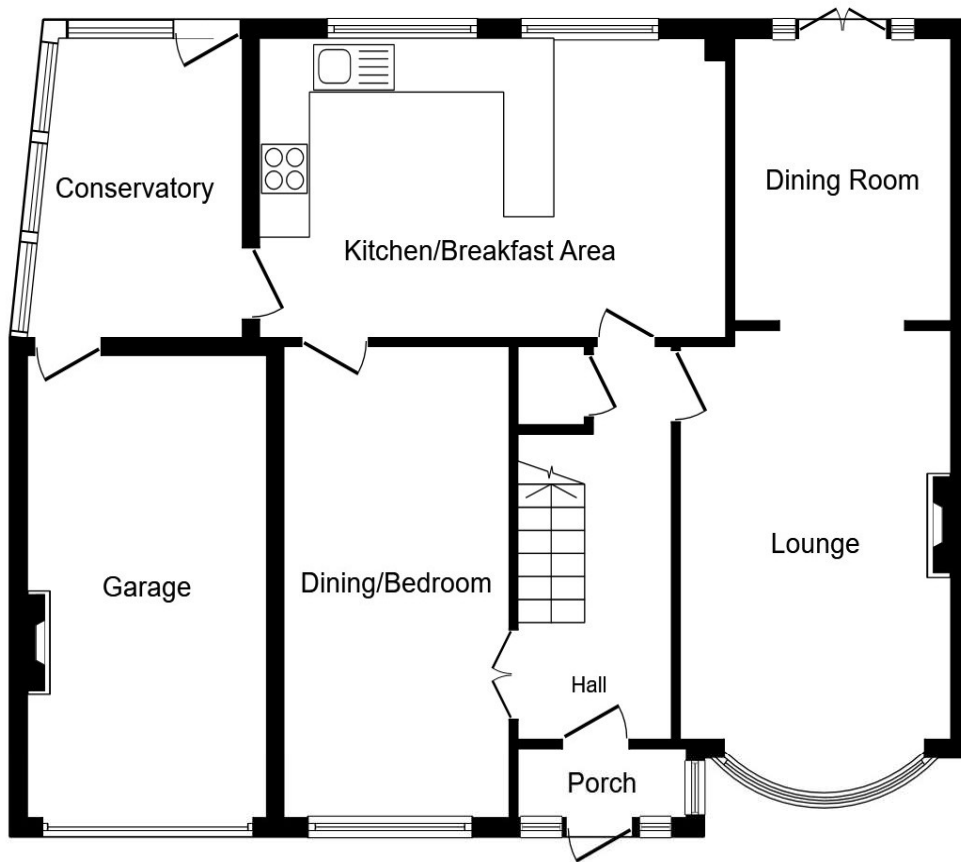
**welcome to**

**Highfields, Netherton Wakefield**

Guide Price £380,000-£390,000. A beautiful three-bedroom detached family home. An abundance of reception room space.

No Upper Chain.





**Ground Floor**



**First Floor**

Total floor area 134.3 m<sup>2</sup> (1,445 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)



**Kitchen**

18' max x 9' 1" max ( 5.49m max x 2.77m max )

**Dining Room**

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

**Living Room**

15' 1" max x 11' 1" max ( 4.60m max x 3.38m max )

**Reception Room 2**

18' max x 9' max ( 5.49m max x 2.74m max )

**Conservatory**

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

**Bedroom One**

12' 1" max x 10' 1" max ( 3.68m max x 3.07m max )

**Bedroom Two**

12' 1" max x 9' max ( 3.68m max x 2.74m max )

**Bedroom Three**

9' 1" max x 6' 1" max ( 2.77m max x 1.85m max )

**Garage**

18' max x 9' 11" max ( 5.49m max x 3.02m max )

welcome to

## Highfields, Netherton Wakefield

- Three-bedroom detached home
- UPVC AND GCH
- Three reception rooms
- Log cabin/bar
- Garage

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

guide price

**£380,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127719](http://williamhbrown.co.uk/Property/WAK127719)



Property Ref:  
WAK127719 - 0007

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