





Rockwood Crescent,Calder Grove WAKEFIELD WF4 3DZ

william h brown

welcome to

Rockwood Crescent, Calder Grove WAKEFIELD

Rockwood Crescent, Crigglestone, Wakefield, WF4 3DZ

A Beautifully Presented Home with a Warm and Welcoming Feel

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

19' max x 20' max (5.79m max x 6.10m max)

Kitchen/ Dining Room

15' 1" max x 11' max (4.60m max x 3.35m max)

Conservatory

9' max x 9' 1" max (2.74m max x 2.77m max)

Bedroom 1

9' max x 11' 1" max (2.74m max x 3.38m max)

Bedroom 2

8' max x 8' 1" max (2.44m max x 2.46m max)

Bedroom 3

9' 1" max x 7' max (2.77m max x 2.13m max)

Bedroom 4

11' 1" max x 6' 1" max (3.38m max x 1.85m max)

Garage

15' 1" max x 7' max (4.60m max x 2.13m max)









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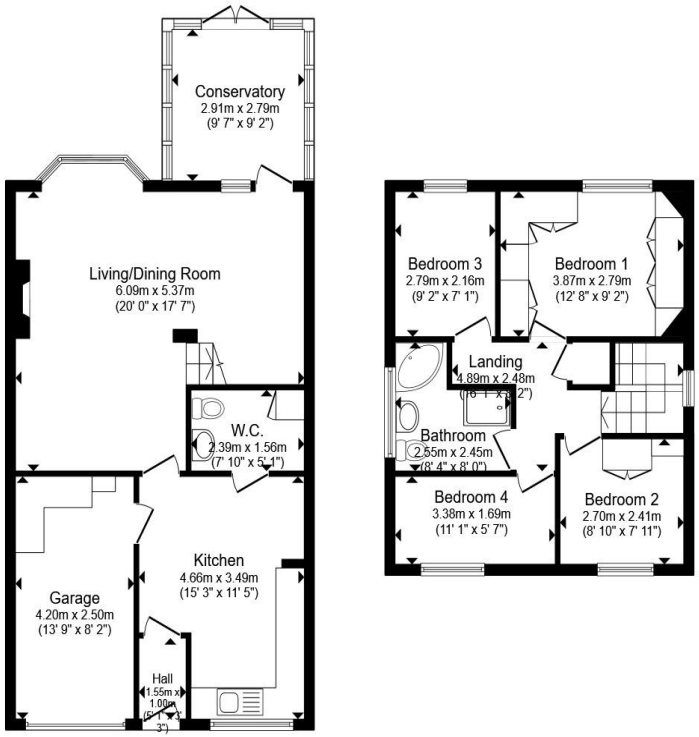
Rockwood Crescent, Calder Grove
WAKEFIELD

- Beautifully decorated throughout in warm, inviting tones
- Ready-to-move-into accommodation
- Bright yet cosy living spaces
- Well-maintained by the current owners
- Popular residential location

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

guide price

£300,000



Total floor area 114.8 m² (1,236 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

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The Property Ombudsman

Property Ref:
WAK128564 - 0003

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.

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