



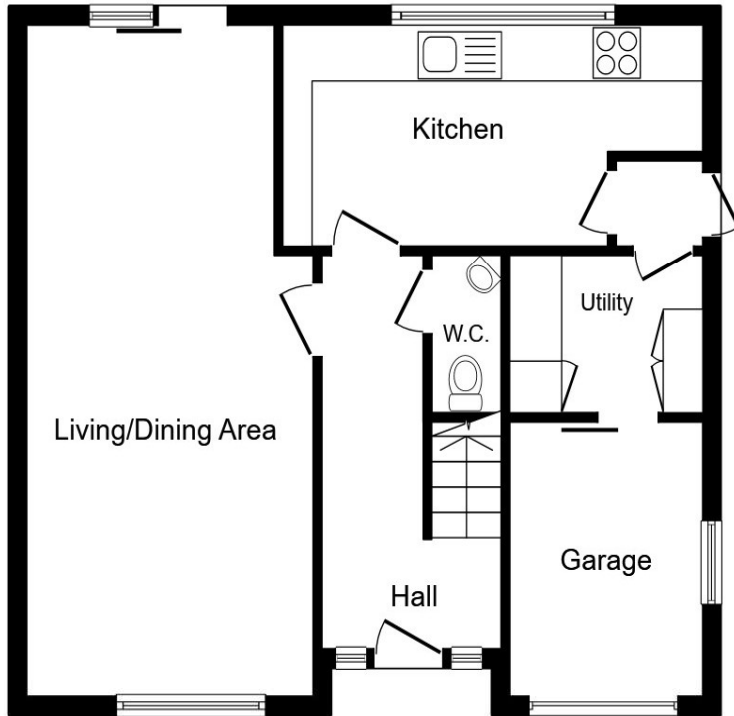
Ashdene Drive, Crofton WAKEFIELD WF4 1PJ

welcome to

Ashdene Drive, Crofton WAKEFIELD

This home has been fully refurbished, offering a fresh and neutral décor that allows buyers to add their own personal touch with ease. An internal inspection is highly recommended to fully appreciate the condition, space and finish on offer at this fantastic home.





Ground Floor



First Floor

Kitchen

7' 1" max x 15' 1" max (2.16m max x 4.60m max)

Utility Room

7' max x 6' 1" max (2.13m max x 1.85m max)

Living/Dining Room

23' 1" max x 11' max (7.04m max x 3.35m max)

Bedroom One

13' max x 10' 1" max (3.96m max x 3.07m max)

Bedroom Two

11' max x 10' 1" max (3.35m max x 3.07m max)

Bedroom Three

8' max x 6' max (2.44m max x 1.83m max)

Bedroom Four

15' 1" max x 8' 1" max (4.60m max x 2.46m max)

Total floor area 111.9 m² (1,204 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



welcome to

Ashdene Drive, Crofton WAKEFIELD

- Fully renovated throughout
- Stylish, modern finish
- Move-in-ready condition
- Sought-after residential location
- Fantastic Garden Plot with huge potential for development

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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127716



Property Ref:
WAK127716 - 0002

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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