

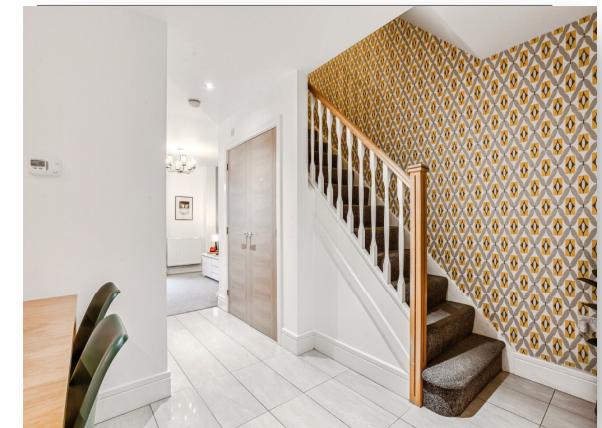


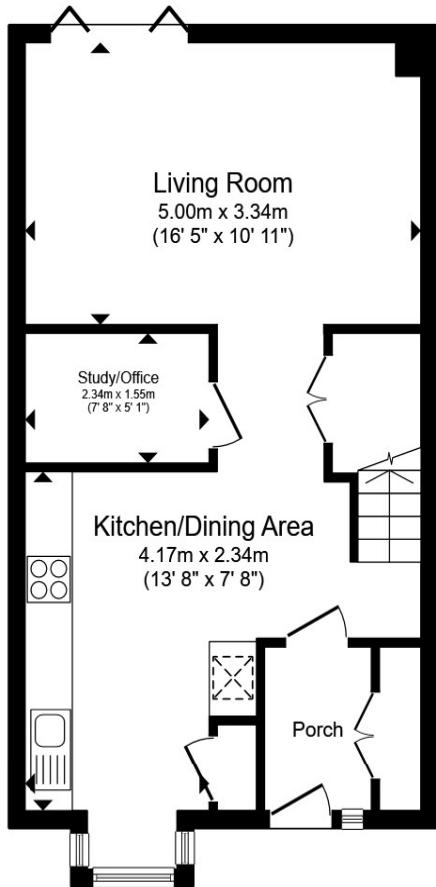
**Cotham Drive, Wakefield WF2 7BS**

welcome to

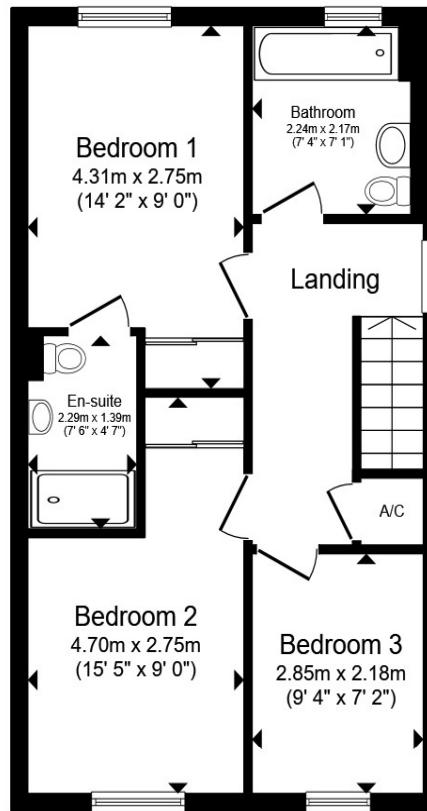
## Cotham Drive, Wakefield

Guide price £280,000-£290,000. Welcome to the market this 3 bedroom semi detached home in the sought after area of Crigglestone, Wakefield! This property is move in ready making it ideal for first time buyers or families who don't want to do work to a home!





**Ground Floor**



**First Floor**

Total floor area 92.4 m<sup>2</sup> (995 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)



## Lounge

11' 4" max x 16' 4" max ( 3.45m max x 4.98m max )

## Kitchen

16' 1" max x 7' 9" max ( 4.90m max x 2.36m max )

## Utility Room

## Bedroom One

9' 1" max x 12' 2" max ( 2.77m max x 3.71m max )

## Bedroom Two

9' 1" max x 14' 1" max ( 2.77m max x 4.29m max )

## Bedroom Three

7' 3" max x 9' 4" max ( 2.21m max x 2.84m max )

## Bathroom

welcome to

## Cotham Drive, Wakefield

- Guide Price £280,000-£290,000
- 3 bedroom semi-detached home
- No upper chain
- Solar panels with this home!
- Move in ready making it ideal for first time buyers and families

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£280,000**



view this property online [williamhbrown.co.uk/Property/WAK127608](http://williamhbrown.co.uk/Property/WAK127608)



Property Ref:  
WAK127608 - 0003

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Please note the marker reflects the postcode not the actual property



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