



Forage Way, Crofton Wakefield WF4 1FA



welcome to

Forage Way, Crofton Wakefield

A well-presented four bedroom detached family home, ideally positioned within the highly sought-after village of Crofton. The property is well placed for motorway links including the M1 and M62, making it ideal for commuters.

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.

Entrance Hall

Welcoming entrance providing access to principal rooms.

Lounge

16' 11" max x 10' 1" max (5.16m max x 3.07m max)
A spacious and comfortable reception room, ideal for relaxing and entertaining.

Kitchen/Dining Room

9' 1" max x 19' max (2.77m max x 5.79m max)
Fitted with a range of wall and base units and offering ample workspace for everyday use.

Utility Room

6' max x 5' 1" max (1.83m max x 1.55m max)

Cloakroom/Wc

Convenient ground floor facility.

Master Bedroom

12' 1" max x 11' max (3.68m max x 3.35m max)
Generous double bedroom providing a peaceful retreat.

En Suite Shower Room

Bedroom Two

12' 1" max x 10' 1" max (3.68m max x 3.07m max)
Double bedroom, ideal for family or guests.

Bedroom Three

12' 10" max x 8' 1" max (3.91m max x 2.46m max)
Well-sized room, perfect for use as a bedroom or

home office.

Bedroom Four

12' max x 9' 1" max (3.66m max x 2.77m max)
Versatile space, suitable for a nursery, study or additional bedroom.

Family Bathroom

Fitted with a suite comprising bath, wash basin and WC.

Garage

20' 1" max x 10' max (6.12m max x 3.05m max)





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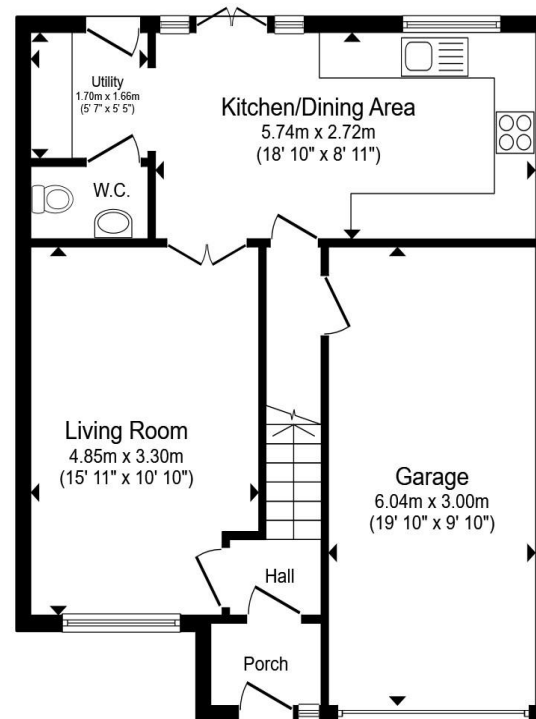
Forage Way, Crofton Wakefield

- Four-bedroom detached home
- Beautifully presented
- Recently renovated en suite
- Ideal family property
- Driveway parking and garage

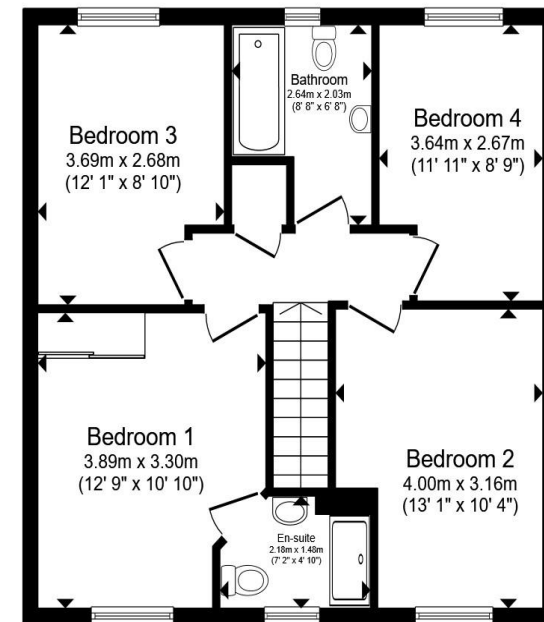
Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£325,000 - £340,000



Ground Floor



First Floor

Total floor area 117.6 m² (1,266 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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Property Ref:
WAK123776 - 0004

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