



**Sintering Crescent, Wakefield WF1 2GN**

**welcome to**

**Sintering Crescent, Wakefield**

This well presented three-bedroom detached has a lot to offer! Well equipped modern kitchen diner. To the exterior a driveway and garage plus low maintenance rear garden. Close to motorway links! Early viewing to fully appreciate this fabulous family home. Not to be Missed!





**Ground Floor**

**First Floor**

**Entrance**

**Lounge**

12' 8" max x 12' max ( 3.86m max x 3.66m max )

**Kitchen**

17' 4" max x 9' 2" max ( 5.28m max x 2.79m max )

**Utility Room**

5' 6" max x 5' 6" max ( 1.68m max x 1.68m max )

**Landing**

**Bedroom 1**

10' 8" max x 12' 8" max ( 3.25m max x 3.86m max )

**En Suite**

**Bedroom 2**

9' 2" max x 9' 5" max ( 2.79m max x 2.87m max )

**Bedroom 3**

9' 2" max x 8' 3" max ( 2.79m max x 2.51m max )

**Bathroom**

**Garage**

20' 1" max x 9' 5" max ( 6.12m max x 2.87m max )

**Front Garden**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Sintering Crescent, Wakefield

- Beautifully presented three bedroom detached
- Well equipped modern kitchen diner
- Driveway & garage
- Low maintenance rear garden
- Close to motorway links

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

offers in the region of

**£330,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126047](http://williamhbrown.co.uk/Property/WAK126047)



Property Ref:  
WAK126047 - 0011

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 381381**



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**williamhbrown.co.uk**