



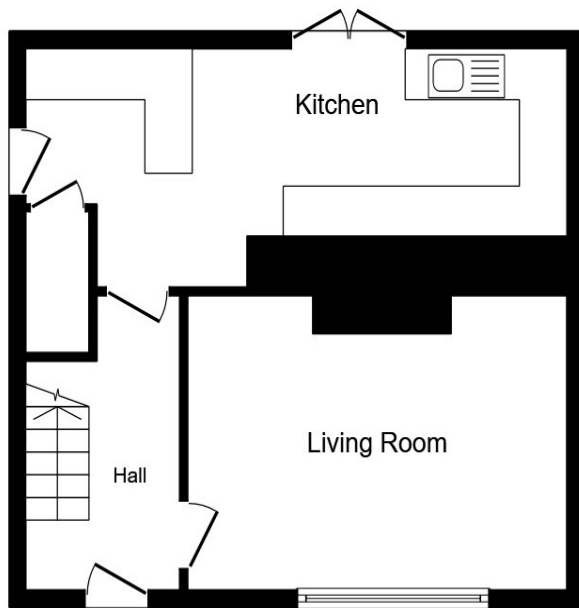
**Thorntree Avenue, Crofton Wakefield WF4 1NR**

**welcome to**

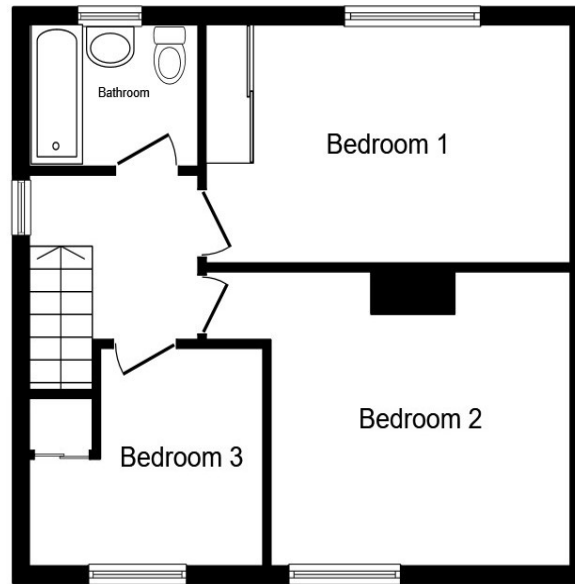
**Thorntree Avenue, Crofton Wakefield**

Guide price £260,000-£270,000. Situated in the ever-popular village of Crofton, this beautifully presented three-bedroom semi detached home offers an exceptional amount of space both inside and out.

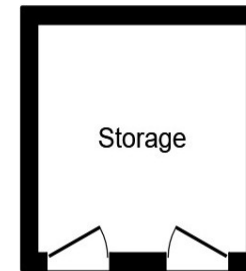




**Ground Floor**



**First Floor**



**Outbuilding**

**Lounge**

11' 9" max x 15' 9" max ( 3.58m max x 4.80m max )

**Kitchen**

9' 1" max x 22' 7" max ( 2.77m max x 6.88m max )

**Bedroom One**

14' 10" max x 11' 8" max ( 4.52m max x 3.56m max )

**Bedroom Two**

14' 9" max x 9' 3" max ( 4.50m max x 2.82m max )

**Bedroom Three**

8' 5" max x 9' 9" max ( 2.57m max x 2.97m max )

**Bathroom**

Total floor area 94.7 m<sup>2</sup> (1,020 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)



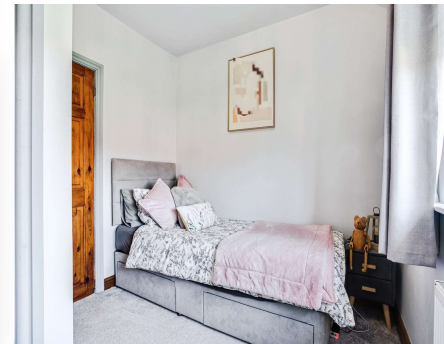
welcome to

## Thorntree Avenue, Crofton Wakefield

- Guide Price £260,000-£270,000
- 3 bedroom semi detached family home
- GREAT SIZED CORNER PLOT!
- Ample off street parking
- Front & Rear garden

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

# £260,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126837](http://williamhbrown.co.uk/Property/WAK126837)



Property Ref:  
WAK126837 - 0007

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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.



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