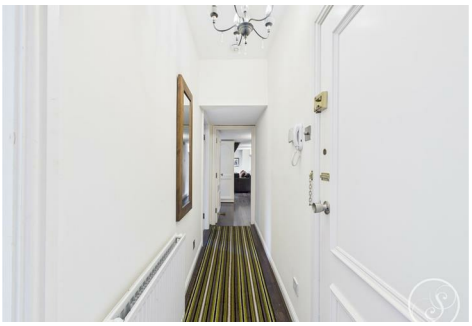
Stoneacre Properties









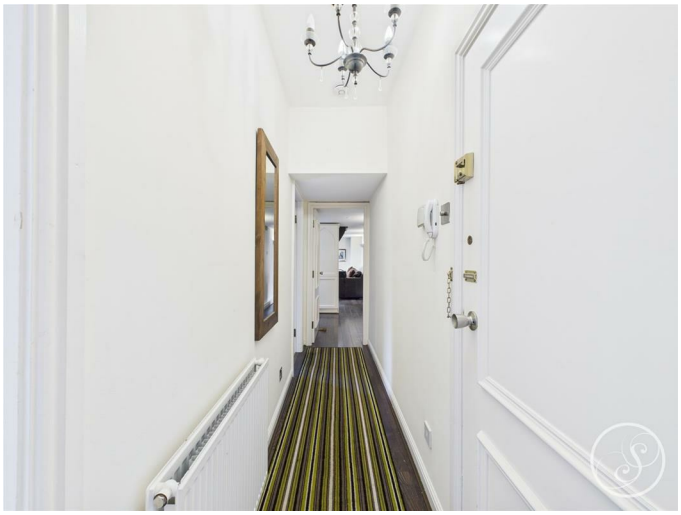
Cliff Court, Crigglestone, WF4 3QQ

£105,000

INVESTMENT OPPORTUNITY FIRST TIME BUYERS***

Stoneacre Properties are delighted to offer for sale an ideal investment opportunity. Currently tenanted until 22nd October 2026. This one bedroom split level flat situated in Crigglestone, Wakefield is offered in excellent condition and boasts tons of character. The accommodation briefly comprises of: kitchen, bedroom, bathroom, lounge and mezzanine study. Avail Early viewing is advised to avoid disappointment.

ENTRANCE HALL WAY



Door to the front. Central heating radiator.

LOUNGE AREA



Double glazed window to the front and side elevation. Stairs leading to the mezzanine.

KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated fridge/freezer. Plumbing for washing machine.

BEDROOM



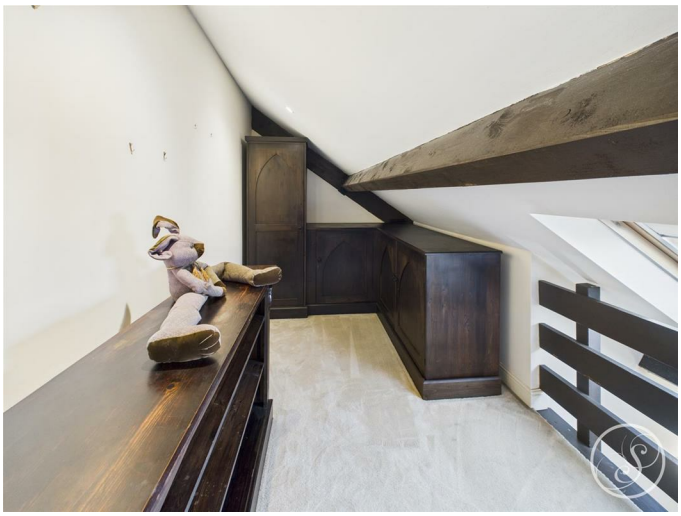
Velux window. Double glazed window to the side elevation. Central heating radiator.

BATHROOM



Double glazed frosted window. Low flush w.c. Wash hand basin. Bath with shower above. Heated towel rail.

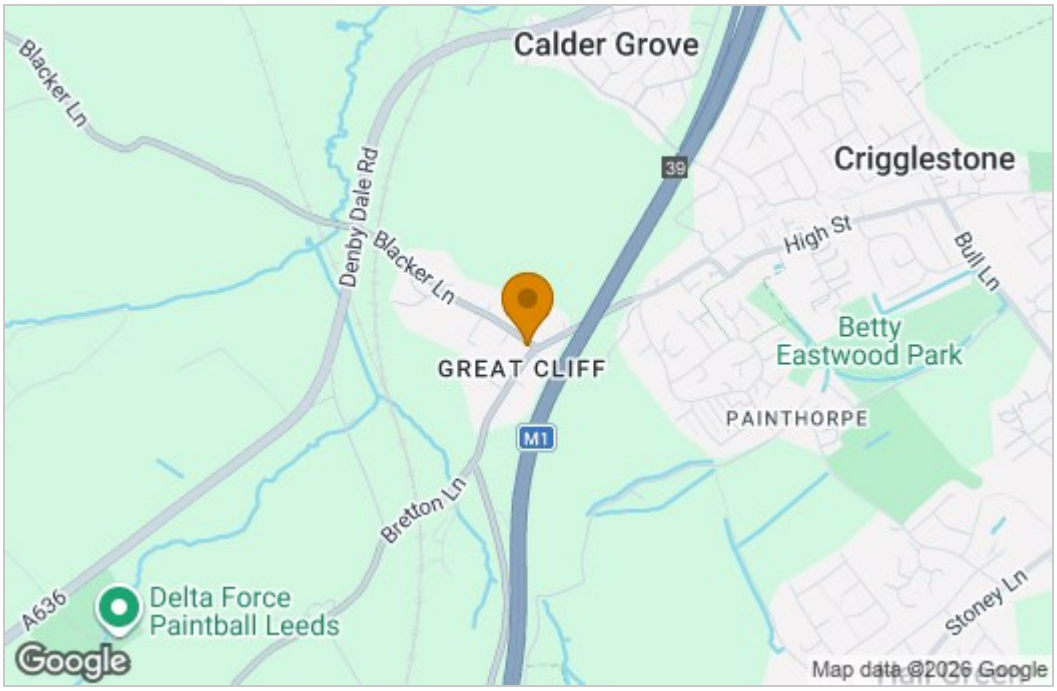
MEZZANINE STUDY



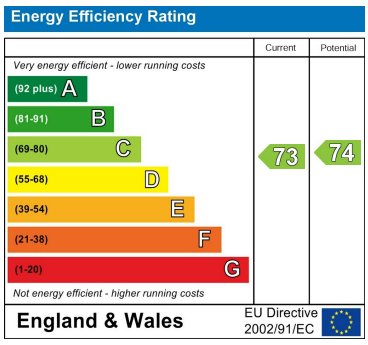
Ideal space for an office area or second bedroom for a small child.

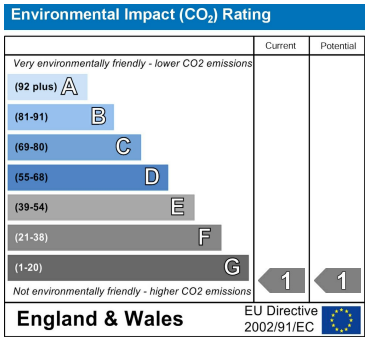
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

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