



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.

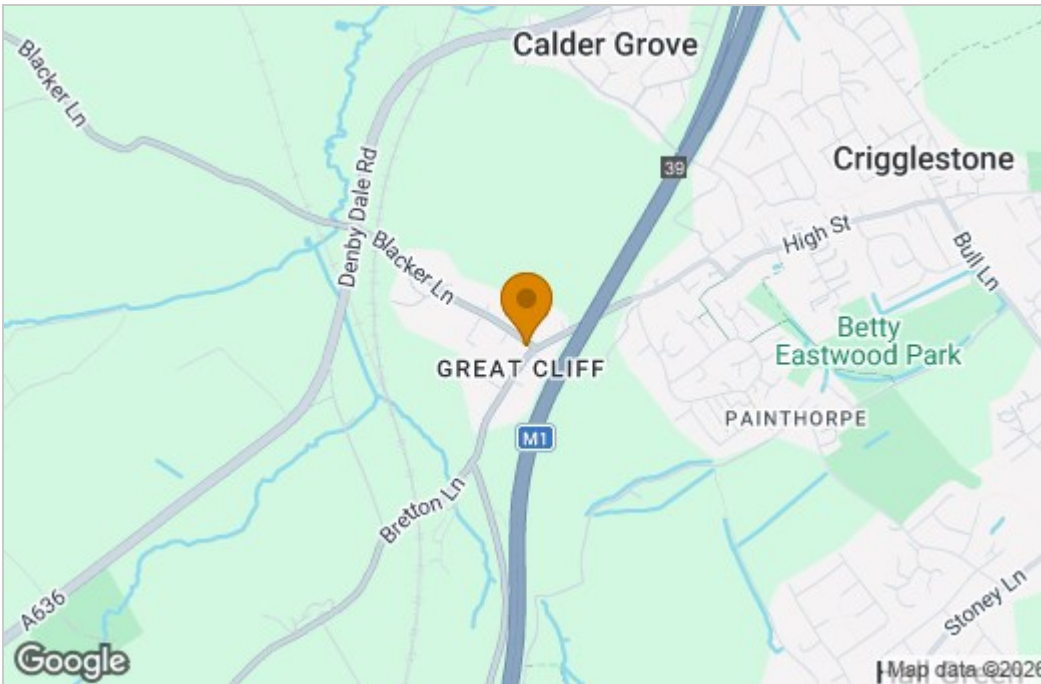
MEZZANINE STUDY



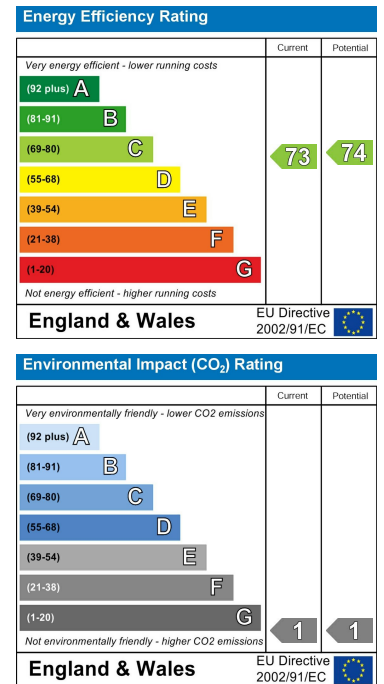
Ideal space for an office area or second bedroom for a small child.

Floor Plan

Area Map



Energy Efficiency Graph



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