

3 Cawood Close, Wakefield, West  
Yorkshire

**£955 per month Unfurnished**

 **Reeds Rains**

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£955 per month Unfurnished

A TWO DOUBLE BEDROOM, THREE STOREY townhouse property situated within walking distance of Wakefield City Centre, Westgate Train Station and Pinderfields hospital is within easy reach. Located on the new residential development behind Snowhill Retail Park providing many amenities within easy reach. EPC Grade = B Council Band = B

Ground Floor

Entrance Hall

Entrance Hall with stairs leading to the first floor. Doors to bedroom, shower room and storage cupboard.

Bedroom

Double room with windows to front aspect. With neutral decor. Dual aspect windows which give a lovely light and airy feel to the room.

Shower Room

A wonderful modern shower room having shower cubicle, pedestal hand wash basin and low flush WC. Cupboard housing washer dryer.

First Floor

Open Plan Kitchen Lounge

With dual aspect windows this room is light and airy. With neutral decor and wood effect flooring. The kitchen area is fitted with white gloss wall and base units, integrated appliances include: electric oven and hob with extractor hood over and integrated fridge and freezer. Blinds to windows. Door to second floor.

First Floor

Bedroom

Double bedroom with fitted wardrobes. Door leading to the ensuite bathroom.

Garden

Low maintenance garden and two parking spaces.

Bathroom

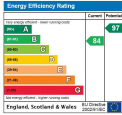
A modern bathroom suite comprising of bath, pedestal hand wash basin and low flush WC.

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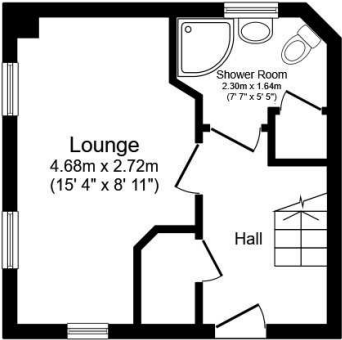
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

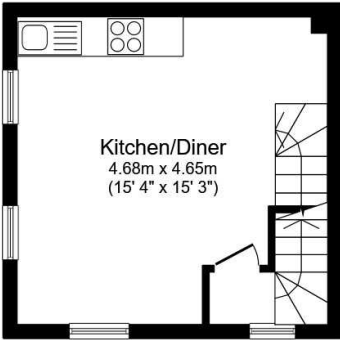
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



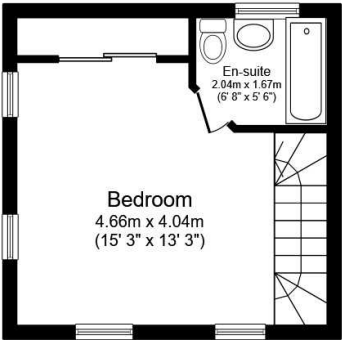
For full EPC please contact the branch.



Ground Floor



First Floor



Second Floor

Total floor area 66.2 sq.m. (713 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). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)