



**TOWERS LANE, CROFTON, WF4**  
£2,775 per month\*

**Carter Jonas**

# TOWERS LANE, CROFTON, WF4

A six bedroom three storey detached property with double garage situated within the Village of Crofton .Accommodation comprises:- Entrance Hall, Downstairs Cloakroom, Snug/Study, Family Room Sitting Room leading to further room, Dining Room, Utility Room and Downstairs Shower Room.

To the first floor are five bedrooms, two with ensuite shower/bathrooms and separate family bathroom. To the second floor is a further bedroom and secondary boiler cupboard. Externally there is a detached double garage with off road parking for approximately four cars and front and rear gardens. Available for either a six or twelve month tenancy mid July unfurnished.

EPC - C Council Tax Band G - Please see Wakefield Council's website for current costs.

Mains water, electricity and gas are connected to the property.

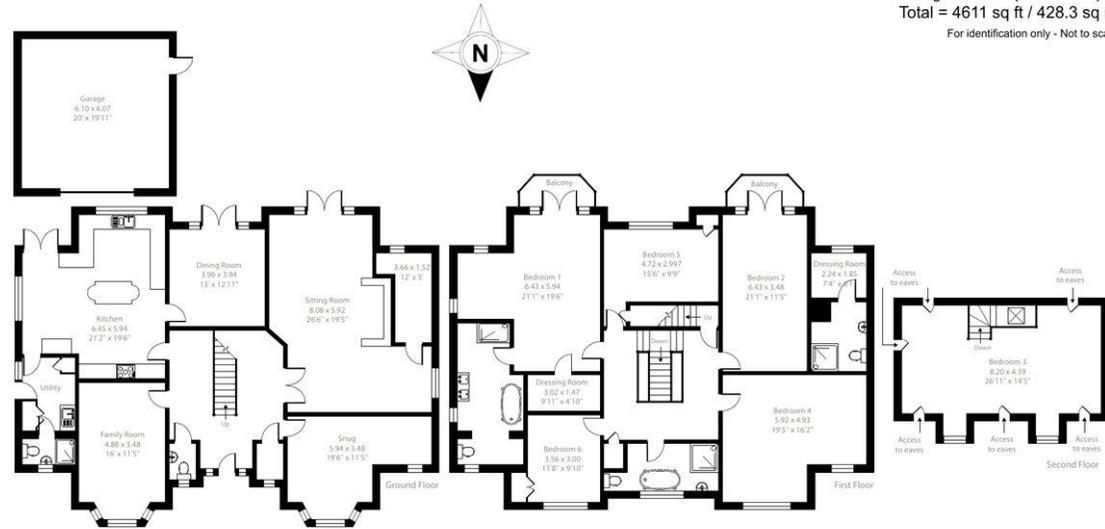
Internet & Mobile: Fibre is available in the area. Further information on availability and speeds can be found on the Ofcom website.

- Council Tax Band = G
- Deposit Required = £3,201.92
- Six Bedrooms
- Four Receptions
- Four Bath/Shower Rooms
- Kitchen
- Utility Room
- Double Garage
- Off Road Parking
- Unfurnished
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Towers Lane, Crofton, Wakefield, WF4

Approximate Area = 4211 sq ft / 391.2 sq m  
Garage = 400 sq ft / 37.1 sq m  
Total = 4611 sq ft / 428.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Carter Jonas. REF: 1123774



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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