



**Aberfield Drive
Criggleshstone
Wakefield
West Yorkshire
WF4 3PT**

Offers in Excess of £170,000

bettermove

Aberfield Drive Wakefield

Bettermove are proud to present this 2 bedroom semi-detached bungalow in Crigglestone available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and detached garage. The council tax band is B.

The interior of this well presented property comprises of the entrance hallway, modern kitchen, spacious reception room to the front aspect with bi-fold doors to office or dining space, two double bedrooms with the master having fitted wardrobes and access to the rear garden, conservatory overlooking the low maintenance rear garden, and a modern and contemporary four piece bathroom suite.

Located in the popular village of Crigglestone, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1 providing an easy commute to nearby cities such as Leeds and Wakefield, Sandall & Agbrigg Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

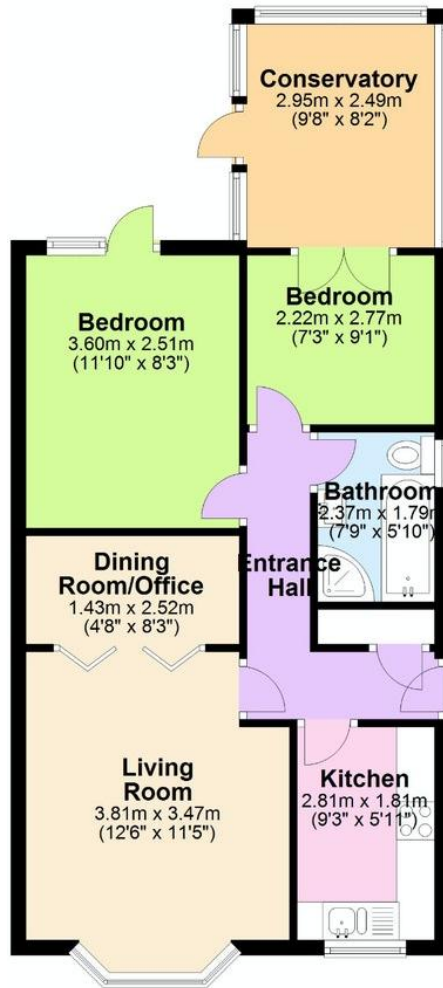
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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