



38 Little Wood Crescent, Wakefield, WF1 5FJ

Beautifully maintained and ready to move straight into, this attractive three-bedroom semi-detached home in the sought-after WF1 area is offered with no onward chain. Boasting generous off-street parking, stylish bi-fold doors, and a well-sized private rear garden, it's an ideal choice for first-time buyers or growing families. Early viewing is highly recommended.

The ground floor offers a contemporary kitchen fitted complete with integrated appliances and room for a dining table—perfect for entertaining or everyday family living. To the rear, the bright and inviting lounge benefits from an abundance of natural light, enhanced by sleek bi-fold doors that open out onto the garden, creating a seamless indoor-outdoor feel. A handy downstairs WC and additional storage space complete this level.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all tastefully decorated in neutral tones, providing a blank canvas for new owners. The modern family bathroom is fitted with a WC, wash basin, and a bath with overhead shower.

Positioned on the ever-popular City Fields development, the property enjoys excellent connectivity for commuters, with convenient access to major motorway links and Wakefield city centre. A wide range of local amenities are close at hand, including reputable schools, supermarkets, and a variety of dining options.

£240,000

- Beautifully presented three-bedroom semi-detached home
- Offered with no onward chain
- Generous off-street parking
- Three well-proportioned bedrooms
- Contemporary kitchen with integrated appliances
- Private rear garden
- Excellent transport links to Wakefield city centre and major motorways
- Close to reputable schools, supermarkets, and local amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		