



Sullivan Avenue

WF2, Wakefield

Introduction

Immaculately presented and maintained, modern family four-bedroom home! Bright, light, open-plan and finished to a high specification, the property benefits from a south-east facing garden for relaxed weekends and outdoor dining. Commuters will love the quick access to the M1 for Leeds and Sheffield.

PROPERTY TYPE	Brick Built Detached
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BEDROOMS	4
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RECEPTION ROOMS	2
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BATHROOMS	2
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Property Information

TENURE	Freehold
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SERVICES	Mains Services
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TERMS OF SALE	Private Treaty
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VIEWING	Strictly By Appointment
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Key Features

- Showhome specification and presentation
- Large open-plan living space with feature bay
- Four genuine proportioned double bedrooms
- Built in wardrobes
- South-east facing sunny garden
- Double driveway with parking and garage
- Quick M1 access for commuters
- EPC: C/ Council Tax: E







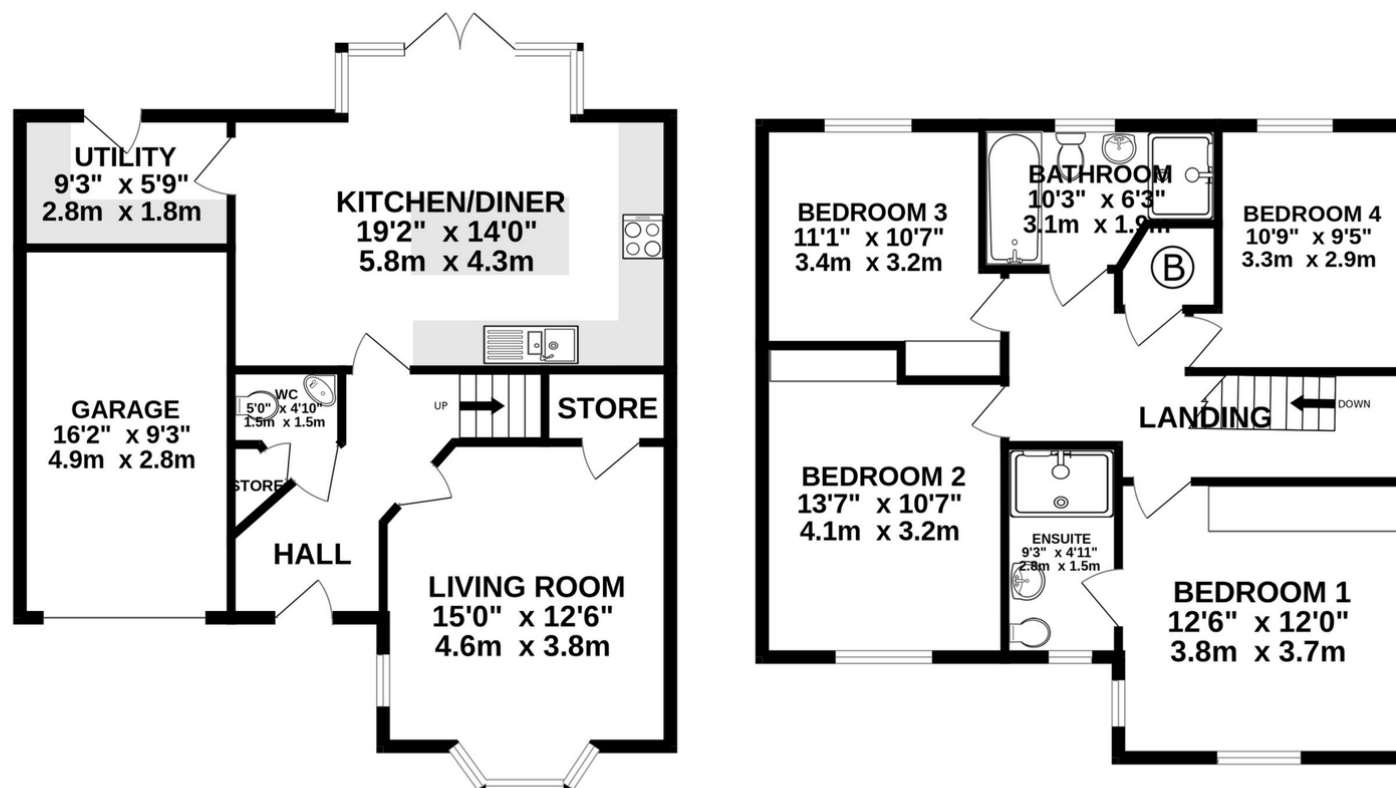


Domus Residential

Approximate Area:
1435 sq.ft
133.5 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.