



**Balne Avenue, Wakefield WF2 9AT**



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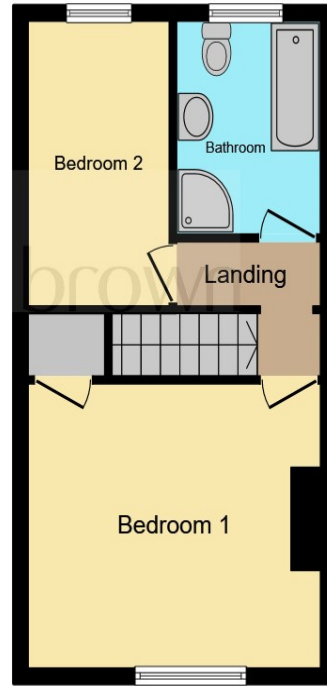
**Balne Avenue, Wakefield**

The property is located in Wakefield, West Yorkshire, in a residential part of the city that combines suburban tranquility with convenient access to amenities. This location is close to local shops, supermarkets, and eateries, making daily errands easy for residents.





**Ground Floor**



**First Floor**

**Entrance**

**Living Room**

13' 9" max x 12' 2" max ( 4.19m max x 3.71m max )

**Kitchen**

11' 8" max x 13' 3" max ( 3.56m max x 4.04m max )

**First Floor Landing**

**Bedroom 1**

12' 2" max x 13' 6" max ( 3.71m max x 4.11m max )

**Bedroom 2**

6' 3" max x 12' 5" max ( 1.91m max x 3.78m max )

**Bathroom**

**Exterior**

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). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Balne Avenue, Wakefield

- Open Plan Kitchen Diner
- Enclosed Rear Garden
- Spacious Throughout
- Two Great Sized Bedrooms
- Sought After Location

Tenure: Freehold EPC Rating: Awaited

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK125678 - 0003

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