



Broomhall Avenue, Wakefield WF1 2AZ

welcome to

Broomhall Avenue, Wakefield

A unique and individually bespoke built home. Superbly presented, property designed for the modern family. Appointed on a highly regarded Tree lined Avenue on the outskirts of Wakefield City Centre. This property needs to be viewed to fully appreciate and comes to the market with no upper chain!





Ground Floor



First Floor

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

Entrance Hallway

23' 6" max x 9' 7" max (7.16m max x 2.92m max)

Kitchen Dining

27' 7" max x 15' 7" max (8.41m max x 4.75m max)

Utility/Boot Room

16' 8" max x 11' 8" max (5.08m max x 3.56m max)

Office

12' 7" max x 6' 4" max (3.84m max x 1.93m max)

Living Room

18' 5" max x 14' 3" max (5.61m max x 4.34m max)

Reception Room Two

16' 9" max x 15' 11" max (5.11m max x 4.85m max)

Snug

15' 4" max x 13' 9" max (4.67m max x 4.19m max)

Shower Room

Downstairs W.C.

First Floor Landing

Bedroom One

13' 5" max x 20' 1" max (4.09m max x 6.12m max)

En-Suite

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- Unique bespoke four-bedroom detached home
- Dining kitchen
- Two reception rooms
- Two boot rooms
- Electric gates and driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK126841](https://www.williamhbrown.co.uk/Property/WAK126841)



Property Ref:
WAK126841 - 0003

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