



**Oakleigh Avenue, Wakefield WF2 9DF**

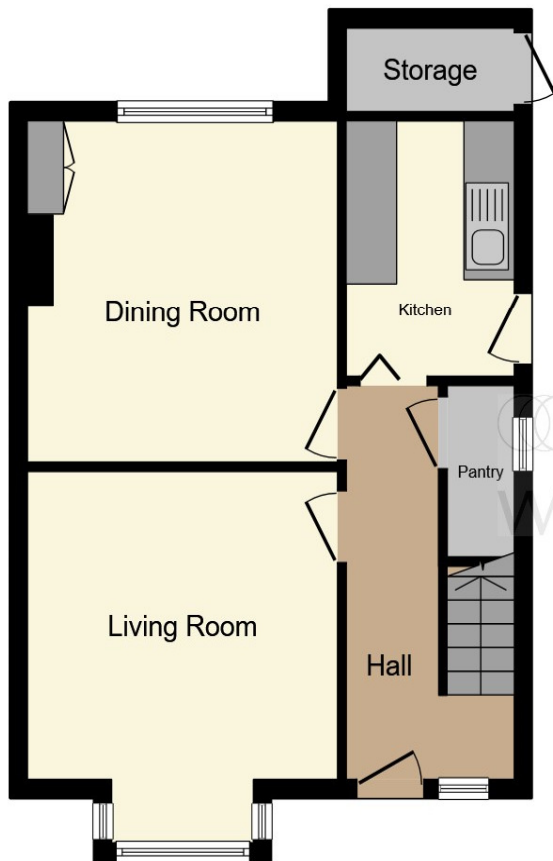


**welcome to**

**Oakleigh Avenue, Wakefield**

Guide Price £280,000-£290,000. A charming three-bedroom detached home boasting driveway with a garage, landscaped manageable gardens to the front and rear, all conveniently located close to Wakefield City Centre. Local shops, schools and transport links. Early viewings are highly recommended!

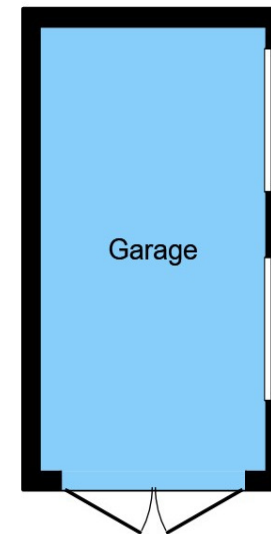




**Ground Floor**



**First Floor**



**Garage**

### **Lounge**

14' max x 12' 4" max ( 4.27m max x 3.76m max )

### **Dining Room**

12' 4" max x 12' max ( 3.76m max x 3.66m max )

### **Kitchen**

9' 3" max x 6' 2" max ( 2.82m max x 1.88m max )

### **Bedroom One**

12' 1" max x 11' 3" max ( 3.68m max x 3.43m max )

### **Bedroom Two**

12' max x 12' 6" max ( 3.66m max x 3.81m max )

### **Bedroom Three**

7' 1" max x 6' 2" max ( 2.16m max x 1.88m max )

### **Bathroom**

7' 9" max x 6' 2" max ( 2.36m max x 1.88m max )

### **Outbuildings**

16' 10" max x 9' 3" max ( 5.13m max x 2.82m max )

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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## **Oakleigh Avenue, Wakefield**

- 1930's Home
- Tree Lined Avenue
- No upper chain
- Huge potential to extend
- Three Bedrooms

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

guide price

**£280,000**



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Property Ref:  
WAK126389 - 0014

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Please note the marker reflects the  
postcode not the actual property