



**Cleveland Avenue, Wakefield WF2 8LE**

**welcome to**

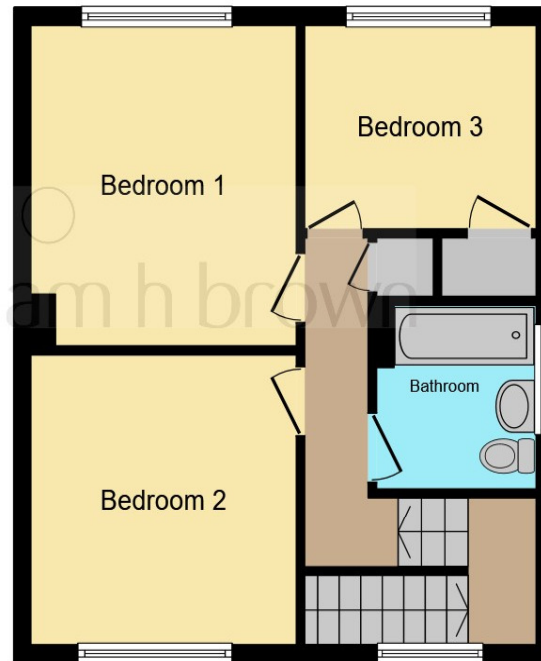
**Cleveland Avenue, Wakefield**

Guide price £265,000-£275,000. An Immaculately presented three bedroom semi-detached family home situated in the highly desirable and residential development of Lupset Park not to be missed! Viewings highly recommended to fully appreciate what this home has to offer.

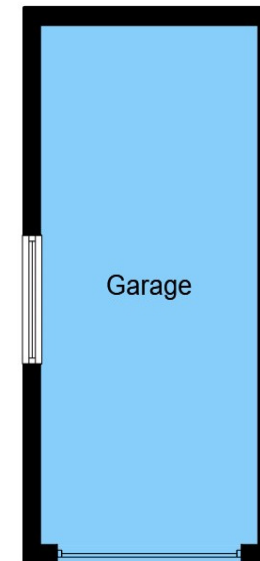




**Ground Floor**



**First Floor**



**Garage**

### **Lounge**

11' 5" max x 16' 10" max ( 3.48m max x 5.13m max )

### **Kitchen**

9' 2" max x 24' 4" max ( 2.79m max x 7.42m max )

### **Bedroom One**

10' 8" max x 12' 2" max ( 3.25m max x 3.71m max )

### **Bedroom Two**

11' max x 10' 8" max ( 3.35m max x 3.25m max )

### **Bedroom Three**

9' 4" max x 7' 6" max ( 2.84m max x 2.29m max )

### **Bathroom**

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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## **Cleveland Avenue, Wakefield**

- Three bedroom semi-detached
- Garage and driveway
- Two reception rooms
- Downstairs W.C.
- Location

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

guide price

**£265,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK127370 - 0003

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