



**Gill Sike Avenue, Wakefield WF2 8RD**

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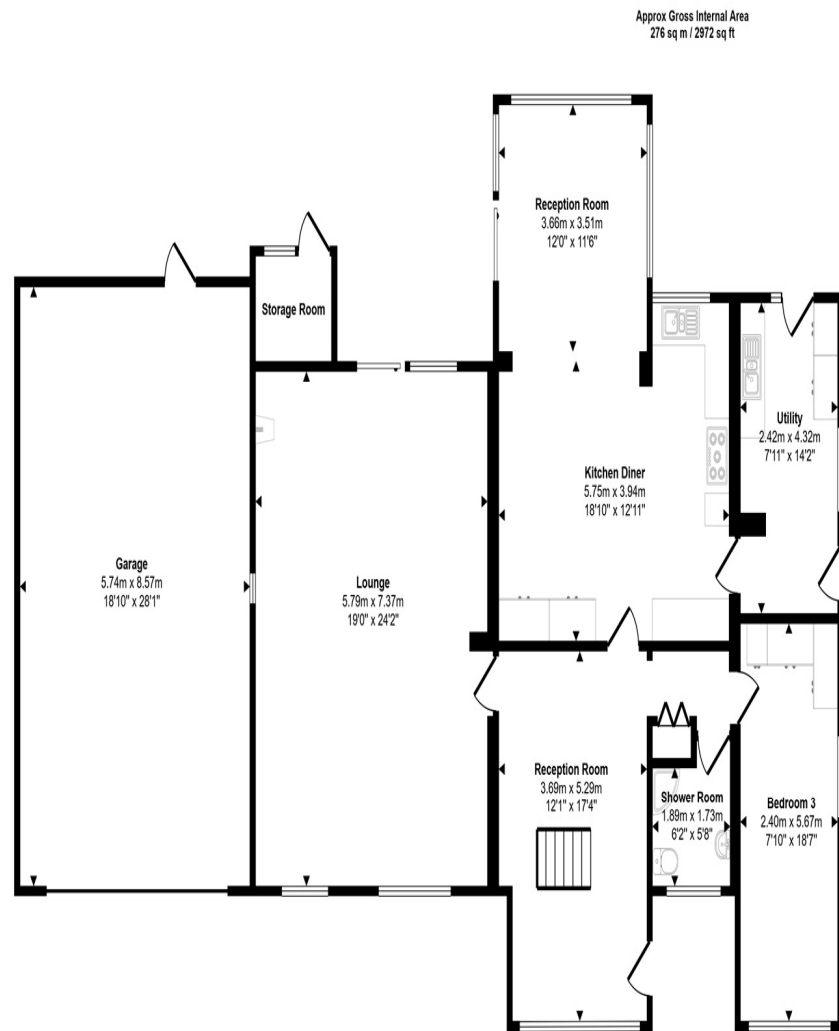


**welcome to**

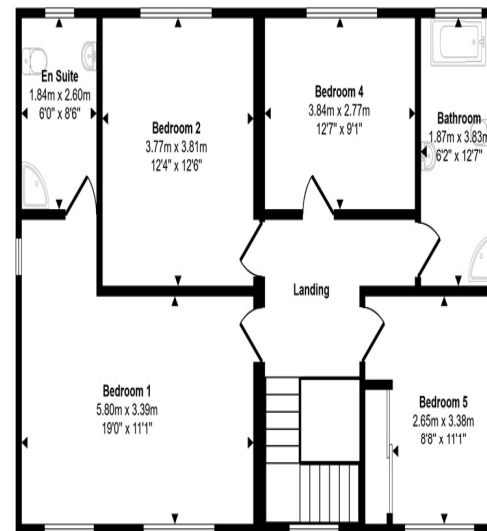
## **Gill Sike Avenue, Wakefield**

A fabulous four-bedroom property offering a modern kitchen-diner with a snug, a sizeable lounge, main bedroom with en-suite, a ground-floor bedroom with en-suite, three additional double bedrooms, and a large, stunning garden.





Ground Floor  
Approx 189 sq m / 2030 sq ft



First Floor  
Approx 88 sq m / 943 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## Lounge

24' 2" max x 19' max ( 7.37m max x 5.79m max )

## Kitchen Diner

18' 1" max x 12' 11" max ( 5.51m max x 3.94m max )

## Reception Room 1

12' max x 11' 6" max ( 3.66m max x 3.51m max )

## Reception Room 2

12' 1" max x 17' 4" max ( 3.68m max x 5.28m max )

## Utility

7' 11" max x 14' 2" max ( 2.41m max x 4.32m max )

## Bedroom One

19' max x 11' 1" max ( 5.79m max x 3.38m max )

## Bedroom Two

12' 4" max x 12' 6" max ( 3.76m max x 3.81m max )

## Bedroom Three

7' 10" max x 18' 7" max ( 2.39m max x 5.66m max )

## Bedroom Four

12' 7" max x 9' 1" max ( 3.84m max x 2.77m max )

## Bedroom Five

8' 8" max x 11' 1" max ( 2.64m max x 3.38m max )

welcome to

## Gill Sike Avenue, Wakefield

- Substantial four-bedroom family home
- Modern kitchen-diner
- Beautiful rear garden
- Ideal for families seeking versatile living and excellent entertaining space
- Spacious lounge

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

**£715,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK127664 - 0001

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