



Sunny Bank, Wakefield
WF4 2AF

Guide Price £375,000

HUNTERS[®]
EXCLUSIVE



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DESCRIPTION

GUIDE PRICE £375,000 TO £390,000

Beautifully Presented Two Double Bedroom Detached Bungalow with large garden.

Tucked away at the very end of a quiet residential, no through road, this immaculately presented two double bedroom detached bungalow offers the perfect blend of privacy, comfort, and potential. Set on a generous plot with a large private garden that wraps around the property, this home is a rare find for those seeking peace and space.

Finished to a high specification throughout, the interior boasts stylish, well-proportioned rooms filled with natural light. The modern kitchen and bathroom have been completed to a superb standard, complementing the overall feel of quality and care throughout the home.

An additional feature of the property is the converted loft space, which provides additional usable space and is currently accessed via a loft ladder – ideal for storage, a hobby area, or further development subject to planning permissions.

Outside, the property continues to impress. A substantial detached garage sits alongside off street parking for around several vehicles, while the surrounding gardens offer both privacy and scope for outdoor living or future extensions.

Whether you're looking for a move-in-ready home in a peaceful setting or a property with room to grow, this charming bungalow truly delivers.



ROOMS

Entrance hall

Lounge
14'1" x 14'9"

Kitchen/ Dining room
14'9" x 14'1"

Rear porch
14'5" x 5'2"

Utility

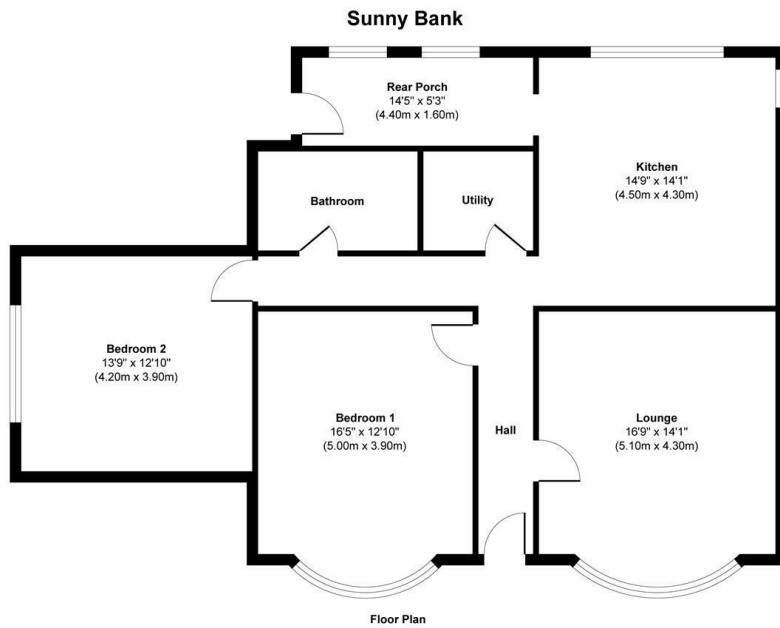
Family bathroom

Bedroom one
13'1" x 16'4"

Bedroom two
13'9" x 12'9"

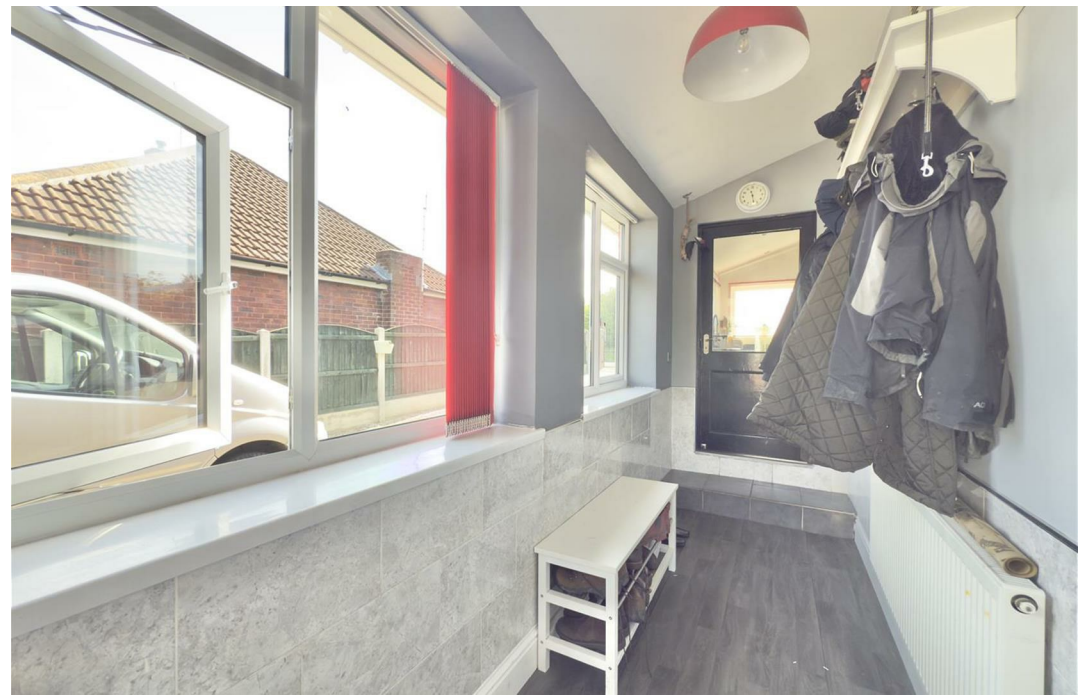
Detached garage

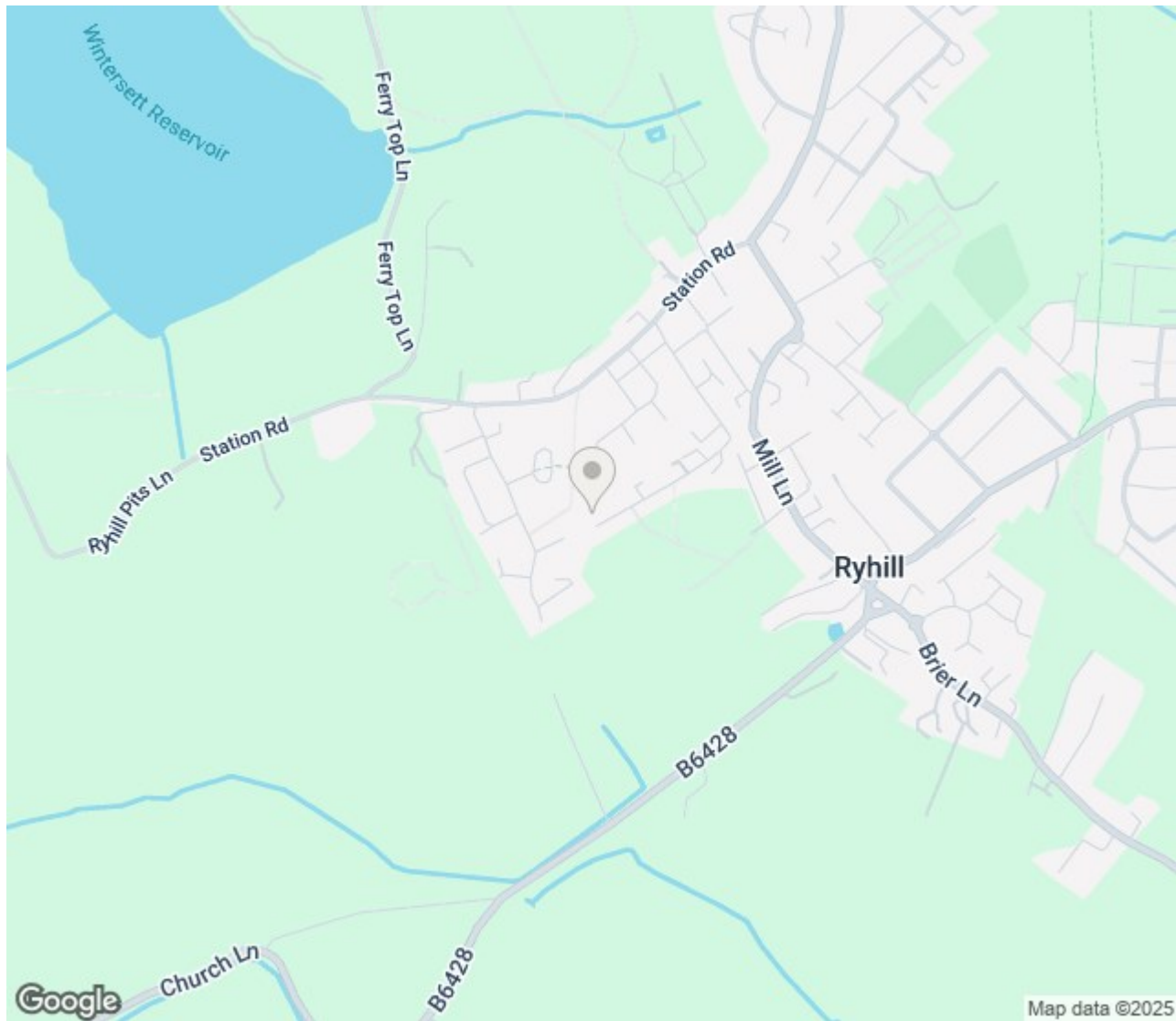





Approx. Gross Internal Floor Area 1101 sq. ft / 102.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 67 |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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