

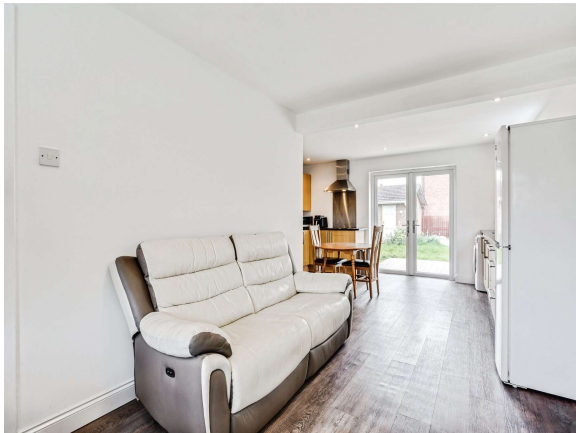


**Marriott Grove, Wakefield WF2 6RX**

**welcome to**

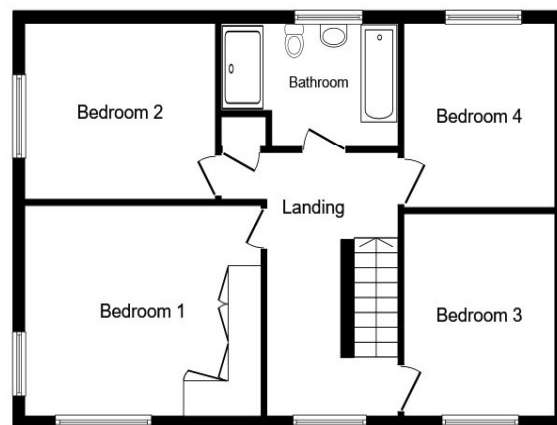
**Marriott Grove, Wakefield**

Situated on the highly desirable Marriott Grove in Sandal, Wakefield, this attractive four bedroom detached family home offers spacious and well planned accommodation, ideal for modern family living. VIEWINGS HIGHLY RECOMMENDED!

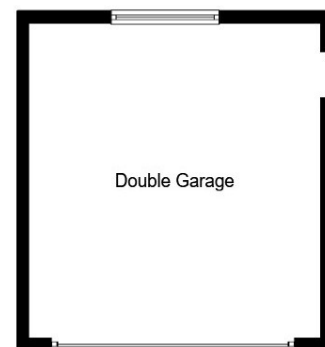




**Ground Floor**



**First Floor**



**Garage**

**Lounge**

22' max x 11' 4" max ( 6.71m max x 3.45m max )

**Kitchen**

25' 3" max x 15' 2" max ( 7.70m max x 4.62m max )

**Utility Room**

**Bedroom One**

11' 8" max x 14' 1" max ( 3.56m max x 4.29m max )

**Bedroom Two**

10' 6" max x 10' 4" max ( 3.20m max x 3.15m max )

**Bedroom Three**

12' max x 10' 5" max ( 3.66m max x 3.17m max )

**Bedroom Four**

11' 7" max x 9' 3" max ( 3.53m max x 2.82m max )

**Bathroom**

Total floor area 159.8 m<sup>2</sup> (1,720 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Marriott Grove, Wakefield

- Guide Price £425,000-£450,000
- 4 bedroom detached family home
- Beautiful plot on a well established estate
- Off street parking, enclosed gardens and garage
- Modern throughout making this home move in ready

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

# £425,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK128035](https://www.williamhbrown.co.uk/Property/WAK128035)



Property Ref:  
WAK128035 - 0003

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