



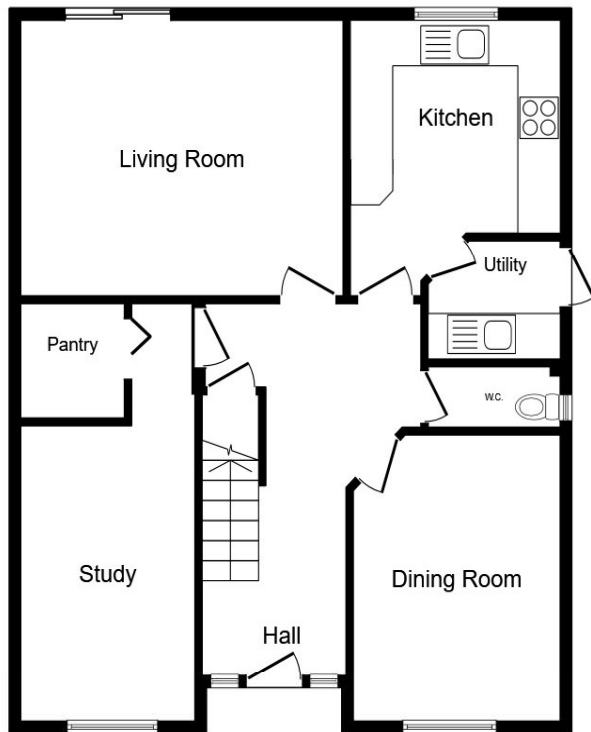
Sunny Hill Close, Wrenthorpe Wakefield WF2 0BZ

welcome to

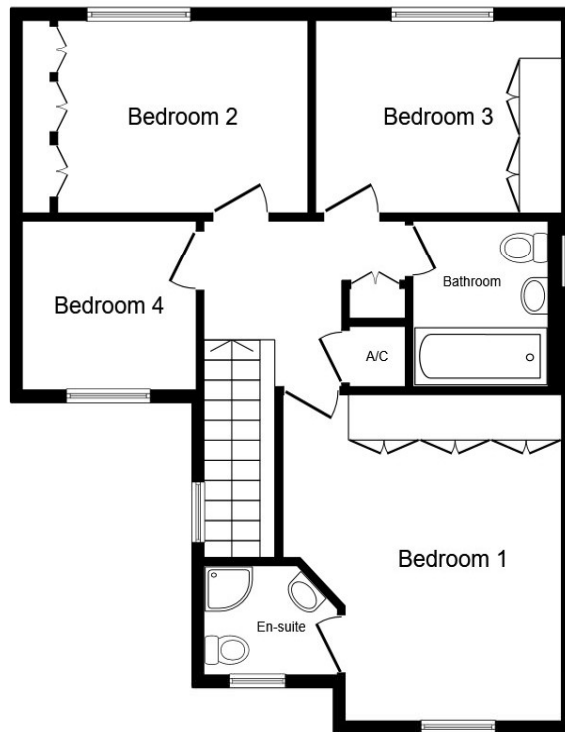
Sunny Hill Close, Wrenthorpe Wakefield

Guide price £425,000-£450,000. Situated on the ever popular Sunny Hill Close, this well presented four bedroom detached family home offers generous and versatile accommodation. This home is well located with great schooling, transport links such as M62 and M1, and local amenities!
NOT TO BE MISSED!

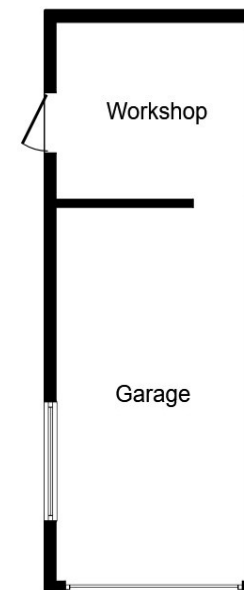




Ground Floor



First Floor



Outbuilding

Hallway

Lounge

12' 1" max x 15' max (3.68m max x 4.57m max)

Dining Room

12' 3" max x 10' max (3.73m max x 3.05m max)

Reception Room

17' 2" max x 8' 3" max (5.23m max x 2.51m max)

Kitchen

11' 10" max x 10' 8" max (3.61m max x 3.25m max)

Downstairs W/C

Utility Room

7' 1" max x 5' 3" max (2.16m max x 1.60m max)

Pantry

First Floor Landing

Bedroom One

12' 8" max x 14' 3" max (3.86m max x 4.34m max)

En Suite Shower Room/ W.C

Bedroom Two

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

Bedroom Three

Total floor area 148.1 m² (1,594 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



welcome to

Sunny Hill Close, Wrenthorpe Wakefield

- Guide price £425,000-£450,000
- 4 bedroom detached family home
- Enclosed rear garden and AMPLE off street parking
- Separate garage with electric
- Converted garage space to make 2nd reception room ideal for the professional working from home!

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

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128098



Property Ref:
WAK128098 - 0005

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