



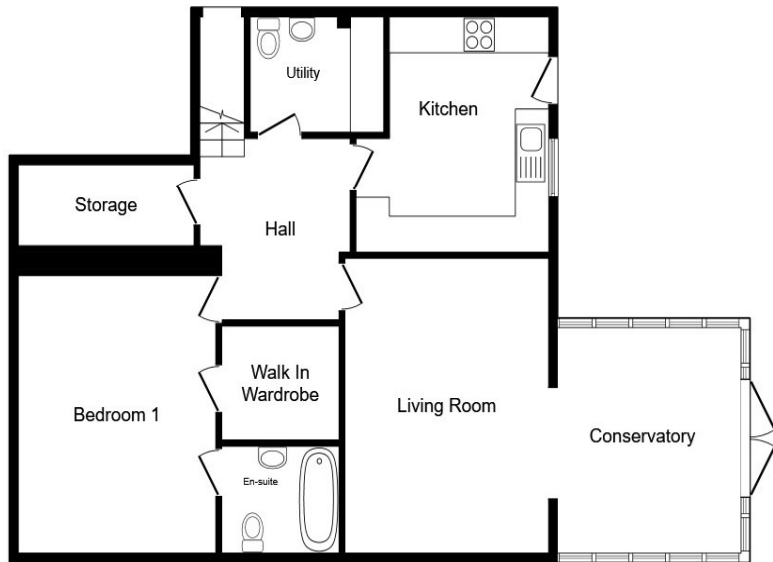
Marriott Grove, Wakefield WF2 6RX

welcome to

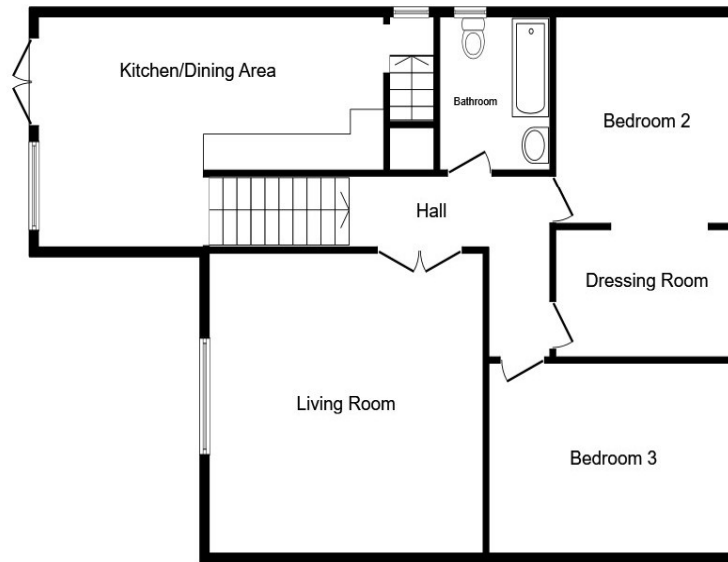
Marriott Grove, Wakefield

Guide price £625,000-£650,000. Located with great access to schooling, transport links including motorway access which is ideal for the commuter. Viewings highly recommended to fully appreciate what this home has to offer!





Lower Ground Floor



First Floor

Total floor area 187.7 m² (2,020 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



Cloakroom

6' max x 7' 1" max (1.83m max x 2.16m max)

Main Lounge

16' max x 16' max (4.88m max x 4.88m max)

Lounge

16' max x 11' 11" msx (4.88m max x 3.63m msx)

Kitchen

20' max x 12' max (6.10m max x 3.66m max)

Conservatory

11' 1" max x 14' 1" max (3.38m max x 4.29m max)

Utility Room

12' 1" max x 9' max (3.68m max x 2.74m max)

Bedroom One

15' 1" max x 11' max (4.60m max x 3.35m max)

Bedroom Two

11' max x 11' max (3.35m max x 3.35m max)

Bedroom Three

10' 1" max x 14' 1" max (3.07m max x 4.29m max)

Bathroom

welcome to

Marriott Grove, Wakefield

- Three bedroom detached family home
- Highly sought after location
- Three reception rooms
- Annex
- Enclosed rear garden

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

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127932



Property Ref:
WAK127932 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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