

property details **approval form**

6 Burkwood Drive, Wakefield, West Yorkshire, England, WF1 4GN

Date: 05 March 2026

Property Ref and Version: WAK127644 - 0005

selling your home with us!



**william
h brown**

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£415,000

Tenure: Freehold

>> **key features**

- > Four bedroom detached family home
- > NO ONWARD CHAIN
- > Beautifully presented
- > Garage
- > Driveway
- > En suite
- > Utility Room
- > EPC Rating: B

>> **short description**

A beautiful four bedroom Modern Detached family Home.

Offered to the market with NO ONWARD CHAIN.

>> **long description**

A beautifully presented four bedroom detached home offered to the market with NO ONWARD CHAIN.

The property internally comprises of Entrance Hallway , Downstairs W.C. , Dining Kitchen , Utility room , study , Living room.

To the first floor there are four bedrooms ensuite to the principal bedroom. And a family bathroom.

Externally there is driveway to the front leading to a single detached garage and fully enclosed gardens to the rear.

Excellent proximity to Wakefield city centre , motorway networks close by.

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>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hallway

14' max x 4' max (4.27m max x 1.22m max)

Study

6' 1" max x 6' 1" max (1.85m max x 1.85m max)

Kitchen/Dining Room

23' 1" max x 12' 1" max (7.04m max x 3.68m max)

Utility Room

7' max x 5' 1" max (2.13m max x 1.55m max)

Living Room

17' 1" max x 12' max (5.21m max x 3.66m max)

Bedroom One

15' 1" max x 13' 1" max (4.60m max x 3.99m max)

Bedroom Two

10' 1" max x 8' 1" max (3.07m max x 2.46m max)

Bedroom Three

12' max x 8' 1" max (3.66m max x 2.46m max)

Bedroom Four

10' max x 11' 1" max (3.05m max x 3.38m max)

Garage

19' max x 9' 1" max (5.79m max x 2.77m max)

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>> **room description**

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>> **room description**

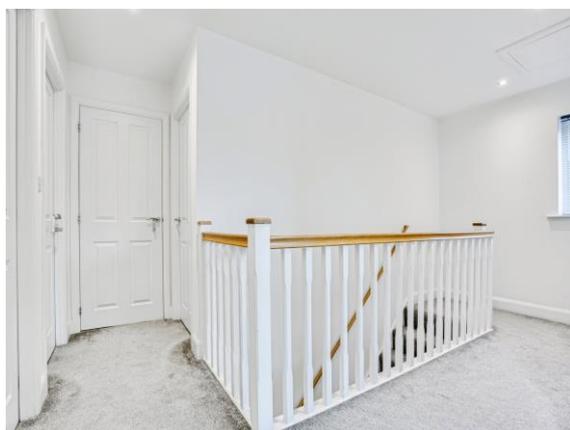
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>> **property images**



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

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>> **property images**



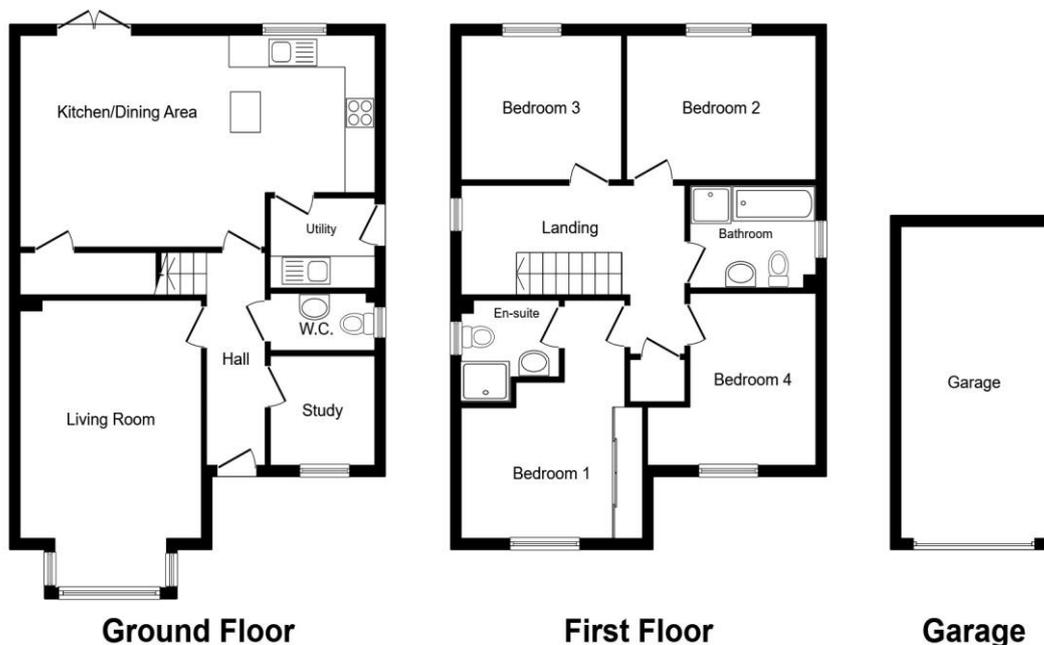
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>> floor plan



Total floor area 145.1 m² (1,562 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



>> approval

Signature

Date

	Signature	Date
Dominique Hammond		
Mr A.M.N.M. Mabrouk		

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