



ASKING PRICE

£355,000

Sullivan Avenue

Wakefield, WF2 9EU



HODSONS



PROPERTY SUMMARY

A superb four-bedroom detached family home tucked away at the end of a quiet cul-de-sac on a popular modern development. Offering spacious, well planned accommodation, an open-plan kitchen diner, en suite to the master, driveway and garage, a private rear garden and open views to the front. Ideally placed for excellent commuter links and local amenities, this is a fantastic opportunity for growing families. Early viewing is strongly recommended.

4



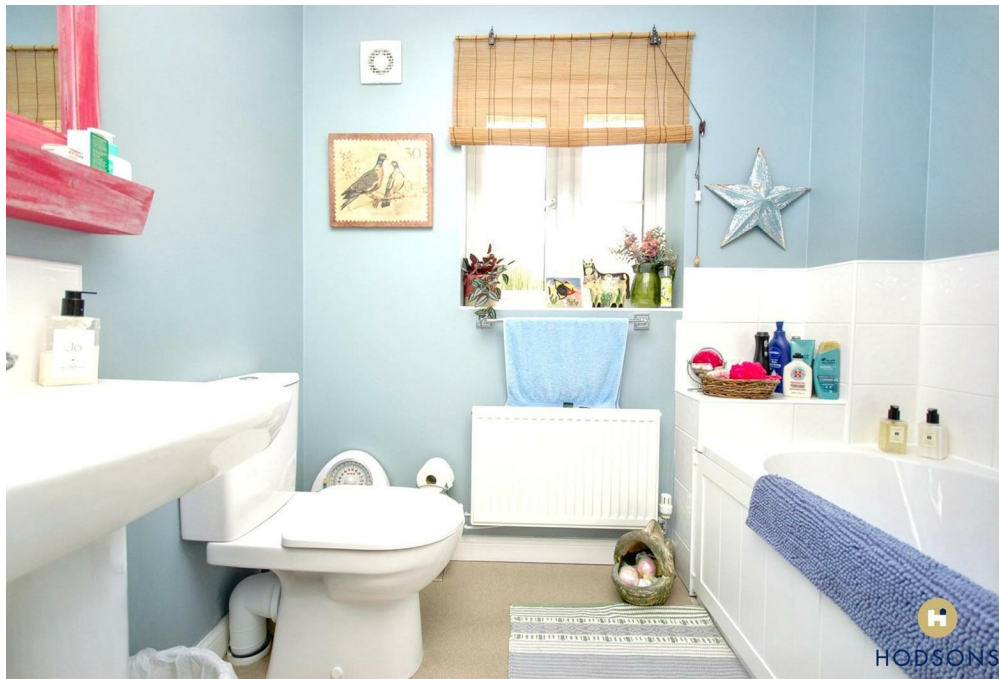
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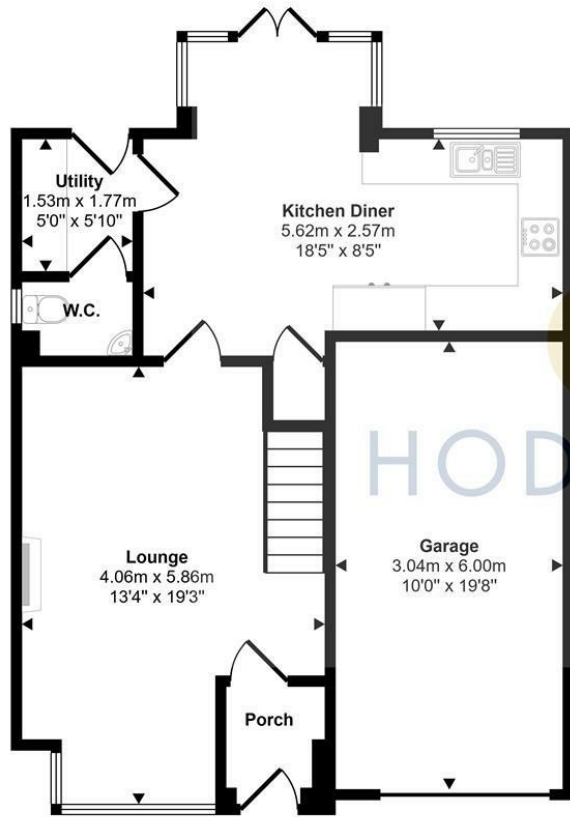




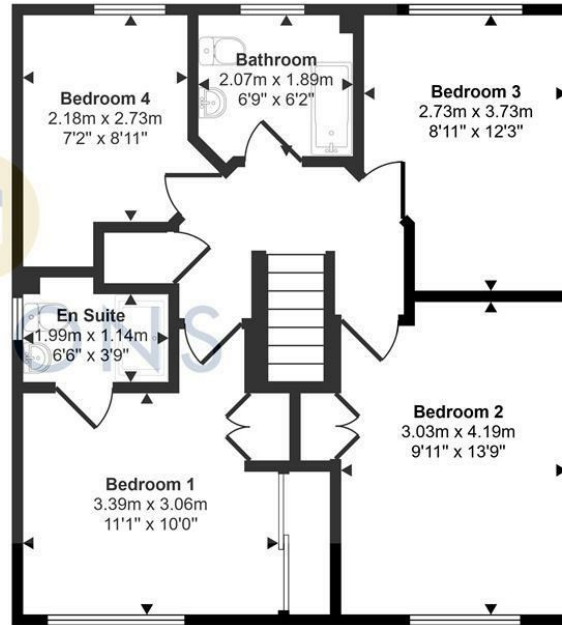


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Approx Gross Internal Area
126 sq m / 1359 sq ft



Ground Floor
Approx 68 sq m / 728 sq ft



First Floor
Approx 59 sq m / 631 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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