

property details **approval form**

61 Marriott Grove, Wakefield, West Yorkshire, England, WF2 6RX

Date: 03 March 2026

Property Ref and Version: WAK127932 - 0003

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

£625,000

Tenure: Freehold

>> **key features**

- > Three bedroom detached family home
- > Highly sought after location
- > Multiple reception rooms
- > Versatile living
- > Enclosed rear garden
- > EPC Rating: Awaiting

>> **short description**

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

>> **long description**

Guide price £625,000-£650,000. A three double bedroom immaculately presented family home situated in the highly sought after and highly desirable location of Sandal not to be missed! This property has more to offer than what meets the eye, and is not just a standard three bedroom detached property and has so much more to offer with ample space and accommodation to offer for the growing family's or them looking to merge together. Briefly comprising of a welcoming entrance hallway leading to the kitchen with seating area, a staircase leads to the lower ground floor where you will find bathroom, kitchen, master bedroom with walk in wardrobe and ensuite, living room leading to conservatory. From the entrance hall stairs lead to ground floor you will find beautiful substantial large living room, family bathroom, second double bedroom and third double bedroom which previously used to be two bedrooms and easily could be put back if needed to create a fourth. Externally a driveway to the front providing off road parking, a well maintained private and secure rear garden ideal for entertaining. Located with great access to schooling, transport links including motorway access which is ideal for the commuter and local amenities. Viewings highly recommended to fully appreciate what this home has to offer!

>> **directions**

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>> **Agent Note**

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>> **room description**

Cloakroom

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

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

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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

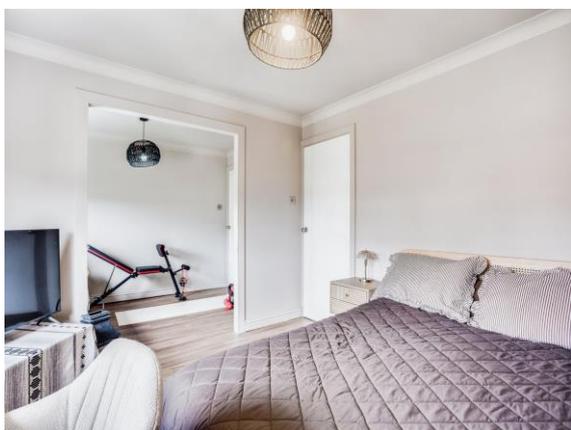
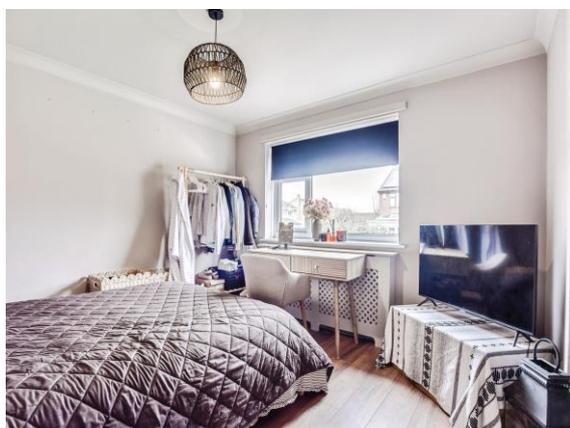
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>> floor plan



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



>> approval

Signature

Date

	Signature	Date
Louella Halpin		
Mrs J. Coxon		

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