



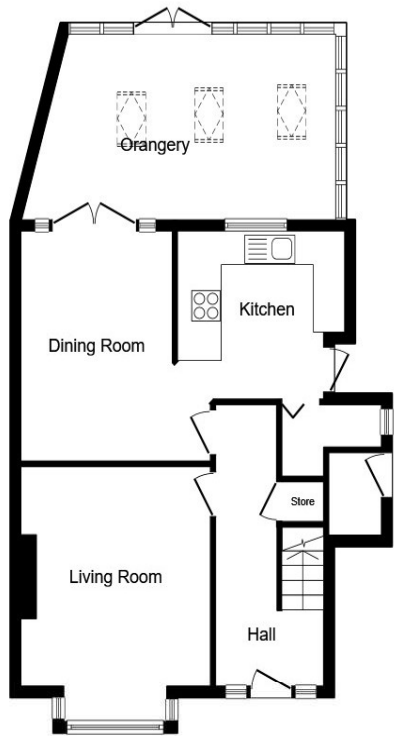
**Eden Avenue, Wakefield WF2 9DJ**

**welcome to**

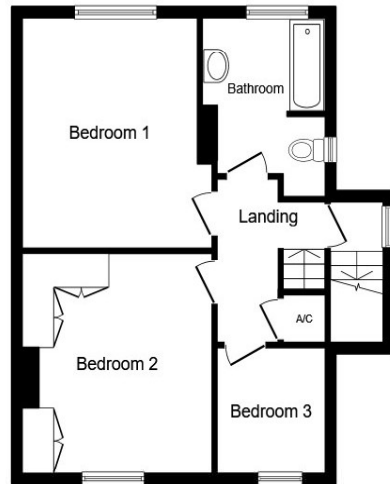
**Eden Avenue, Wakefield**

Guide price £300,000-£325,000 This well presented and extended three bedroom semi detached property offers spacious and versatile accommodation, ideal for families or those seeking space to work from home. Early viewing is highly recommended to fully appreciate the space and versatility on offer.

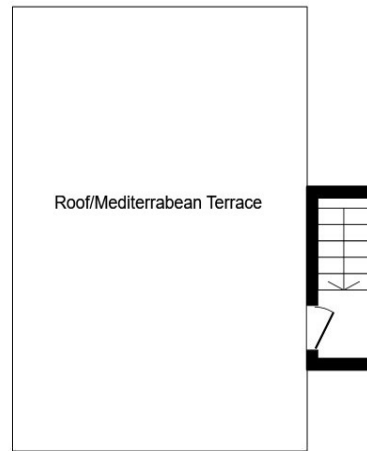




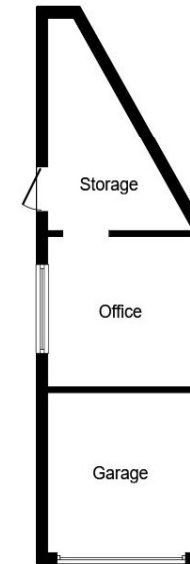
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

**Lounge**

15' 1" max x 11' 10" max ( 4.60m max x 3.61m max )

**Kitchen**

10' max x 19' 10" max ( 3.05m max x 6.05m max )

**Bedroom One**

12' max x 10' 1" max ( 3.66m max x 3.07m max )

**Bedroom Two**

11' 10" max x 14' max ( 3.61m max x 4.27m max )

**Bedroom Three**

7' max x 6' 1" max ( 2.13m max x 1.85m max )

**Bathroom**

Total floor area 146.6 m<sup>2</sup> (1,578 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](http://www.propertybox.io)



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## Eden Avenue, Wakefield

- Extended three-bedroom semi-detached home
- Sought-after residential location
- Spacious living accommodation across two floors
- Good-sized driveway providing off-street parking
- Extended garage with office/business or workspace potential

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

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WAK128162](http://williambrown.co.uk/Property/WAK128162)



Property Ref:  
WAK128162 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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