



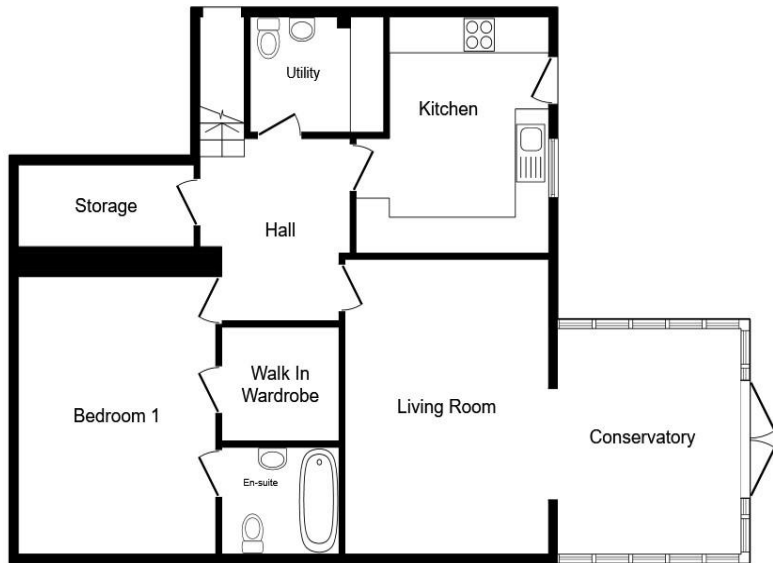
Marriott Grove, Wakefield WF2 6RX

welcome to

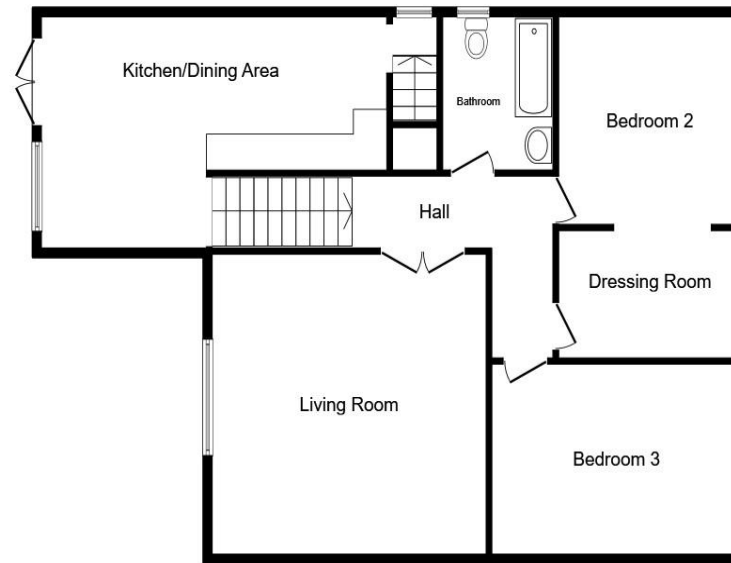
Marriott Grove, Wakefield

A deceptively spacious and immaculately presented four-bedroom detached home in the highly sought-after area of Sandal. Offering flexible accommodation across multiple levels, this property is ideal for growing or multi-generational families, with generous living space and private rear garden.





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

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

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

£600,000



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
WAK127932 - 0008

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