



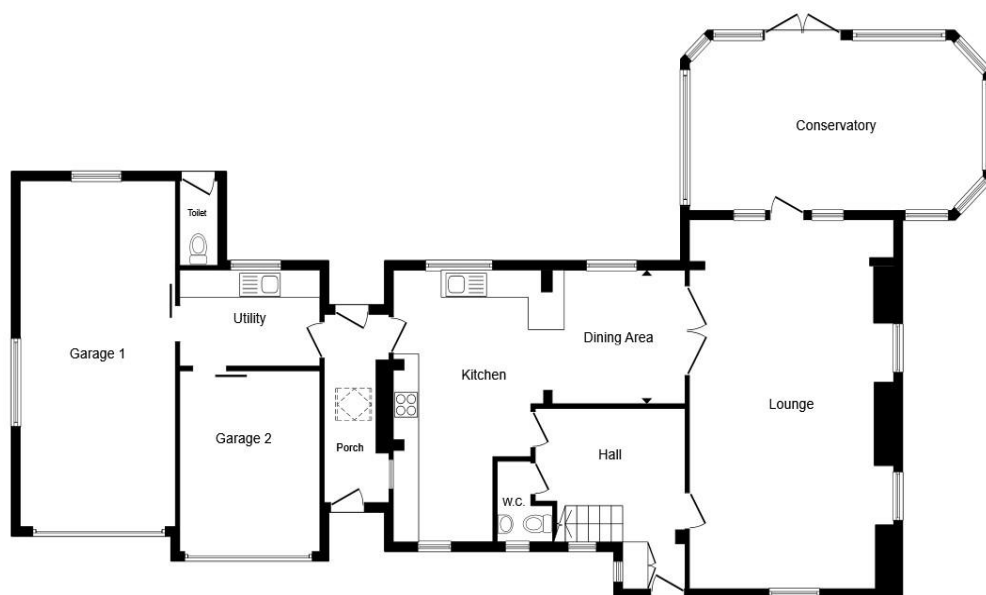
Broomhall Avenue, WAKEFIELD WF1 2BB

welcome to

Broomhall Avenue, WAKEFIELD

Welcome to the market this stunning property on the ever-popular Broomhall Avenue in Wakefield, this is a 4 bedroom home offers spacious and versatile accommodation for modern family living. Offers over £780,000 !





Ground Floor



First Floor

Cloakroom

7' max x 11' max (2.13m max x 3.35m max)

Lounge

15' 9" max x 26' 8" max (4.80m max x 8.13m max)

Kitchen

19' 2" max x 22' 9" max (5.84m max x 6.93m max)

Utility Room

Bedroom One

14' 2" max x 13' 5" max (4.32m max x 4.09m max)

Bedroom Two

14' 6" max x 13' 5" max (4.42m max x 4.09m max)

Bedroom Three

6' 7" max x 11' 9" max (2.01m max x 3.58m max)

Bedroom Four

6' 9" max x 7' 6" max (2.06m max x 2.29m max)

Bathroom

Buyers Aml Fee

Total floor area 248.2 m² (2,672 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



welcome to

Broomhall Avenue, WAKEFIELD

- Great sized 4 bedroom detached family set on a substantial plot on an impressive address, Broomhall Avenue!
- Offers over £780,000
- Ample off street parking with electric gates to the property
- A family bathroom and separate shower room
- Plenty of potential for extension

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

offers over



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127875



Property Ref:
WAK127875 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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