



Broomhall Avenue, Wakefield WF1 2BB

welcome to

Broomhall Avenue, Wakefield

6 Broomhall Avenue, Wakefield, WF1 2BB

Elegance, Presence & Refined Family Living

Nestled within a highly regarded residential setting, this distinguished home presents an exceptional opportunity to acquire a residence of style, sophistication and enduring appeal

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

26' 2" max x 9' 11" max (7.98m max x 3.02m max)

Kitchen

14' 11" max x 15' 3" max (4.55m max x 4.65m max)

Lounge

13' 11" max x 18' 1" max (4.24m max x 5.51m max)

Orangery

18' 11" max x 14' 8" max (5.77m max x 4.47m max)

Utility Room

6' 1" max x 7' 1" max (1.85m max x 2.16m max)

Dining Room

13' 6" max x 11' max (4.11m max x 3.35m max)

Bedroom 1

14' 5" max x 13' 7" max (4.39m max x 4.14m max)

Bedroom 2

11' 8" max x 10' 1" max (3.56m max x 3.07m max)

Bedroom 3

15' max x 13' 8" max (4.57m max x 4.17m max)

Bedroom 4

15' max x 13' 7" max (4.57m max x 4.14m max)

Garage

19' max x 21' 11" max (5.79m max x 6.68m max)





view this property online williamhbrown.co.uk/Property/WAK126256



welcome to

Broomhall Avenue, Wakefield

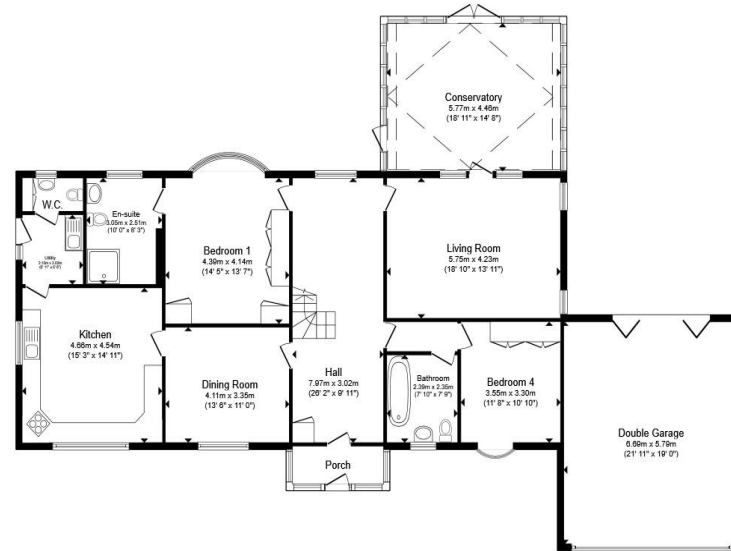
- Elegant and beautifully presented family home
- Prestigious residential area
- Bright and spacious accommodation
- Attractive outdoor space and walled private gardens
- Convenient access to local amenities and transport links

Tenure: Freehold EPC Rating: D

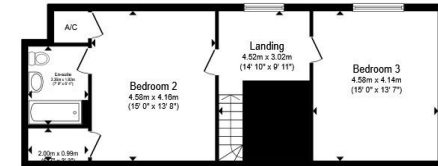
Council Tax Band: F

offers in the region of

£875,000



Ground Floor



First Floor

Total floor area 247.7 m² (2,666 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



view this property online williamhbrown.co.uk/Property/WAK126256



Property Ref:
WAK126256 - 0006

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.

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.

william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk