



27 Sullivan Avenue

Wakefield, WF2 9EU

For Sale £210,000

Holroyd Miller have pleasure in offering for sale this deceptively spacious well presented modern semi detached house occupying a pleasant position with open aspect to the rear. Having both gas fired central heating, UPVC double glazing and comprising; entrance reception hallway with open staircase, cloakroom/wc, stunning breakfast kitchen with a range of high gloss units, a comprehensive range of built in appliances and breakfast bar, spacious living room with French doors leading onto the rear garden. To the first floor, three good sized bedrooms with master bedroom having ensuite shower room, house bathroom furnished with modern contemporary style suite with shower over bath. Outside, off street parking to the front, delightful rear garden being enclosed with paved patio and lawned garden area. Offering a move with a minimum of fuss, located in this ever and popular and convenient location on the outskirts of Wakefield city centre within minutes drive of J40/M1 ideal for those travelling to either Leeds or Sheffield.

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ENTRANCE HALL

With double glazed entrance door, single panel radiator, useful storage cupboard.

CLOAKROOM

Having pedestal washbasin, low flush w/c, double glazed window, single panel radiator.

BREAKFAST KITCHEN

12' 1" x 8' 0" (3.70m x 2.44m)

Fitted with a matching range of white high gloss wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in oven and hob with extractor hood over, integrated dishwasher, fridge freezer, and washing machine, central heating boiler, double glazed window and downlighting to the ceiling, breakfast bar, single panel radiator.

LIVING ROOM

14' 7" x 15' 0" (4.47m x 4.59m)

With double glazed window and French doors overlooking the rear garden, useful built in storage cupboard, single panel radiator.

STAIRS LEAD TO...

FIRST FLOOR LANDING

With built in storage cupboard, balustrade.

BEDROOM TO REAR

8' 11" x 6' 2" (2.74m x 1.89m)

A good sized third bedroom with double glazed window, single panel radiator.

MASTER BEDROOM TO REAR

8' 5" x 13' 9" (2.59m x 4.21m)

With double glazed window, natural recess for wardrobes, overlooking the rear garden, single panel radiator.

ENSUITE SHOWER ROOM

Furnished with modern white suite with pedestal wash basin, low flush w/c, shower cubicle with electric shower, electric shaver point, chrome heated towel rail, tiling.

BEDROOM TO FRONT

10' 2" x 8' 6" (3.10m x 2.60m)

With double glazed window, single panel radiator.

HOUSE BATHROOM

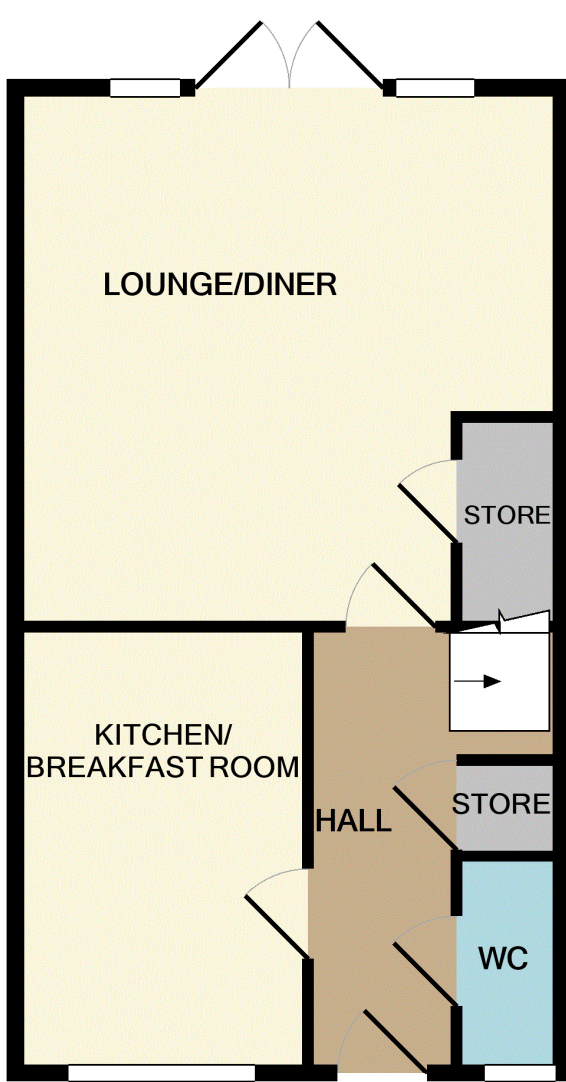
Furnished with modern white suite comprising: pedestal wash basin, low flush w/c, paneled bath with shower over and shower screen with rain dance shower head, tiling, double glazed window, chrome heated towel rail.

OUTSIDE

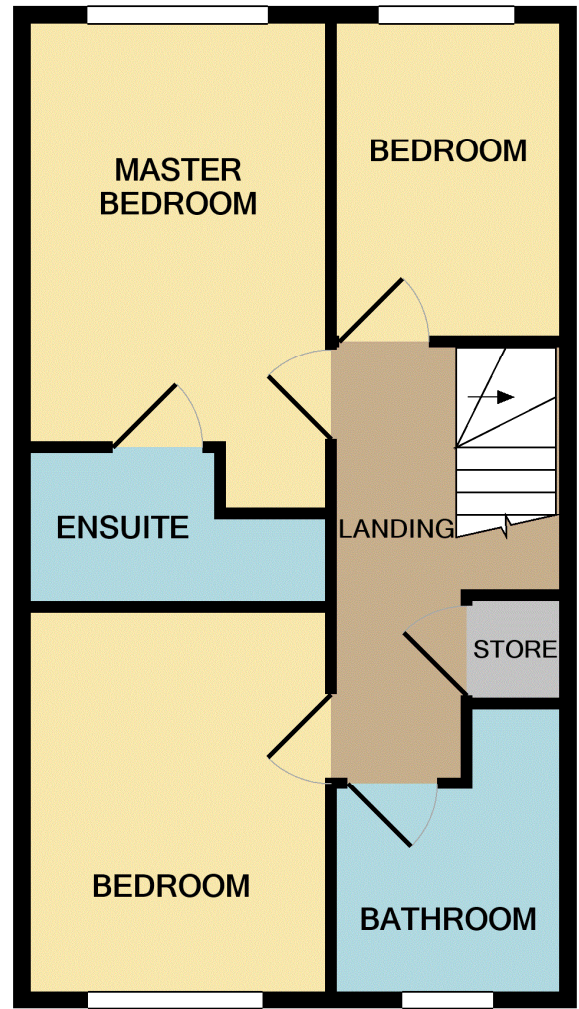
Neat driveway to the front provides off street parking for two cars, to the rear, paved patio and further lawned garden being enclosed by substantial fencing.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
 APPROX. FLOOR
 AREA 417 SQ.FT.
 (38.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 417 SQ.FT.
 (38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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