



HODSONS



ASKING PRICE

£225,000

Nevile Drive

Wakefield, WF2 6UB



PROPERTY SUMMARY

This semi detached home was built by Engie in 2021 and provides well appointed living accommodation. Tastefully presented throughout, a viewing is recommended and will reveal living space briefly comprising; an entrance hall with cloakroom w/c off, a most impressive open-plan kitchen, living and dining area space complete with quality units and French doors giving access to the rear garden.

To the first floor are two double bedrooms (one with en suite shower room) and a separate wet room.

Outside there is a tarmac driveway providing off-road parking to the front, whilst to the rear is an enclosed garden consisting of a small paved patio area leading out to a lawned garden.

Waterton Green is a highly regarded development exclusively for the over 55s. The residents are able to take advantage of the community Hub where there are communal facilities on offer.

This home is offered to the market with no onward chain

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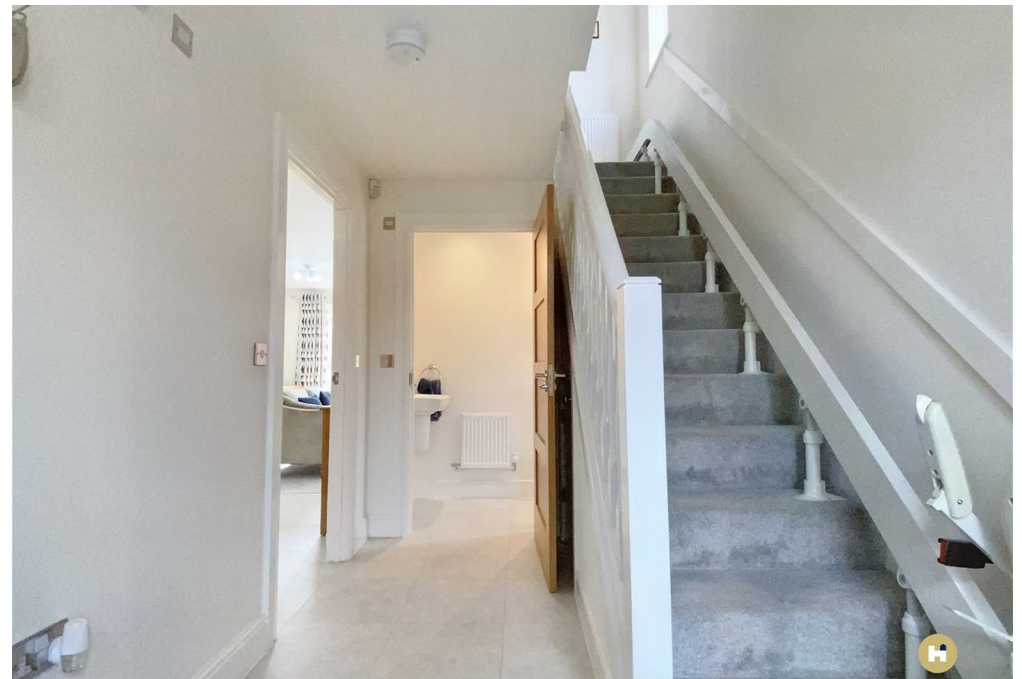
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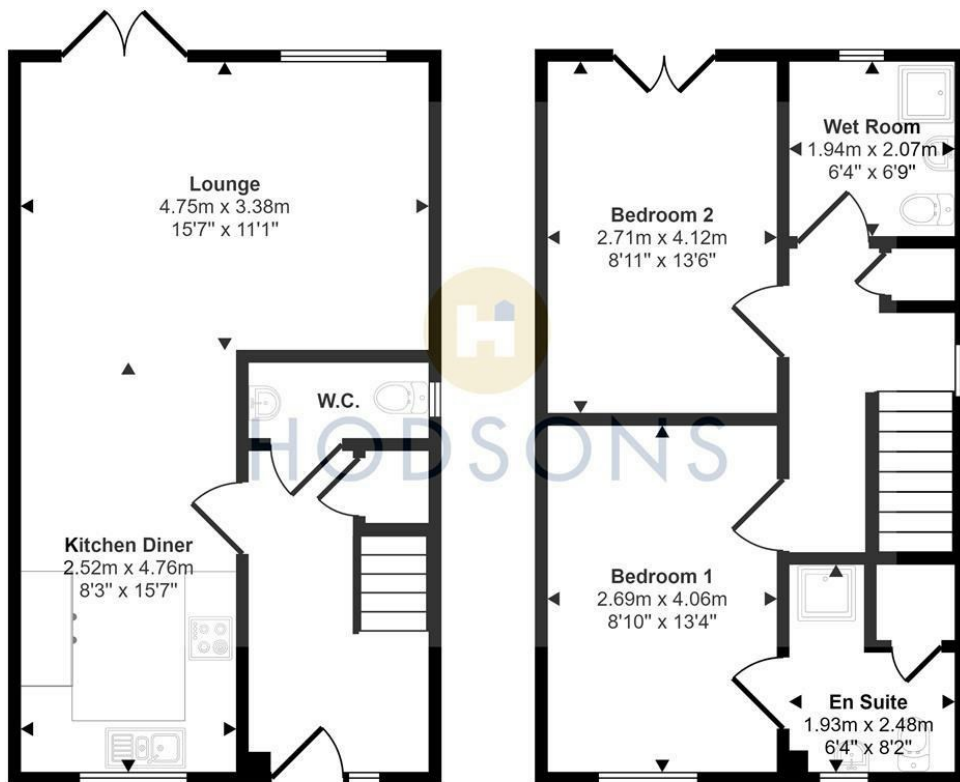








Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft

First Floor
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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