



# HODSONS

ASKING PRICE

**£195,000**

**Bishops Way**

Whitwood, WF10 5GJ





## PROPERTY SUMMARY

This end town house is conveniently located to access a wide range of amenities and is also ideally placed for commuters. PLEASE NOTE THE GARAGE DOES NOT BELONG TO THIS PROPERTY.

The spacious living accommodation is arranged over three floors and briefly comprises; entrance hall with W.C off, kitchen and lounge with French doors to the rear garden. On the first floor are two bedrooms and the family bathroom while on the second floor is the master bedroom with en suite. Enclosed rear garden and off road parking to the rear. Offered to the market with no onward chain this property represents an ideal opportunity for a growing family to acquire a modern relatively low maintenance house with spacious accommodation.

3



2



1







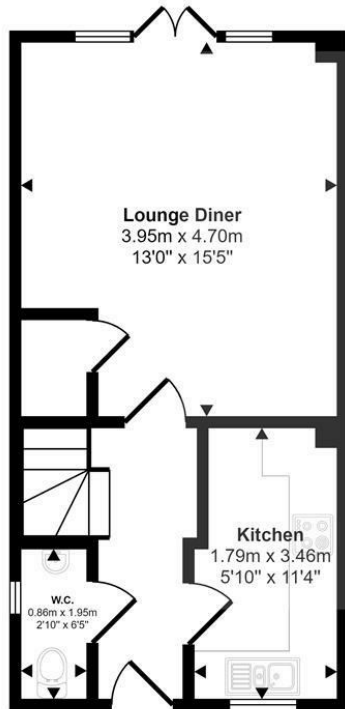








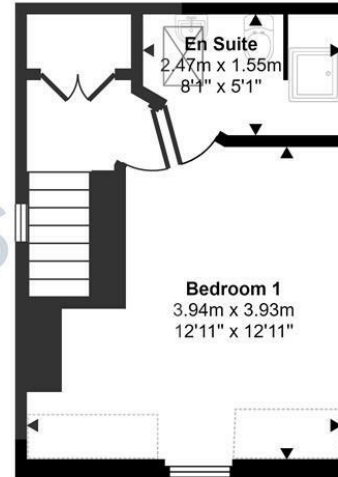
Approx Gross Internal Area  
88 sq m / 951 sq ft



Ground Floor  
Approx 33 sq m / 356 sq ft



First Floor  
Approx 33 sq m / 353 sq ft



Second Floor  
Approx 23 sq m / 242 sq ft

Denotes head height below 1.5m

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**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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