



ASKING PRICE

**£450,000**

**Jerry Clay Lane**

Wrenthorpe, WF2 0NQ



HODSONS

## PROPERTY SUMMARY

This is a truly stunning home which has been completely refurbished to provide well appointed living accommodation throughout. The spacious accommodation is arranged over three floors and is ideal for family buyers and comprises; entrance hall, cloakroom, downstairs w.c., office, living room, kitchen/breakfast room, utility room and dining room. The first floor landing leads to three double bedrooms with the master bedroom offering en suite shower facilities and walk in wardrobe, family bathroom/w.c. and storage cupboard. A further set of stairs leads to the second floor landing which leads to a further double bedroom. Outside the property is accessed via double timber electric gates into a lawned garden with pebbled areas and a well proportioned block paved driveway providing off road parking for a number of vehicles leading to the detached double garage with electric up and over doors. To the rear is a low maintenance decked patio area, perfect for outdoor dining and entertaining with timber fencing fully surrounding. Situated within a popular residential area close to a wide range of amenities including well regarded schools for all age groups and the commuter is well served by excellent public transport links and the nearby motorway network. This property is offered to the market with no onward chain and a viewing is strongly recommended.

4



2



2





HODSONS





HODSONS

**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only



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 Snaggy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	67
(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**

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk