ASKING PRICE £435,000 Jerry Clay Lane Wrenthorpe, WF2 0NQ

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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.



















Approx Gross Internal Area 156 sq m / 1683 sq ft Utility 2.81m x 2.66m 9'3" x 8'9" Bathroom Bedroom 3 3.20m x 3.60m 10'6" x 11'10" 2.76m x 3.43m Kitchen 9'1" x 11'3" 3.66m x 3.46m 12'0" x 11'4" Dining Room 4.01m x 4.28m 13'2" x 14'1" Bedroom 2 3.56m x 4.18m 11'8" x 13'9" En Suite Cupboar 1m x 1.5 Bedroom 1 Lounge 4.07m x 4.51m 13'4" x 14'10" 4.04m x 4.63m 13'3" x 15'2" Second Floor Bedroom 4 3.60m x 2.72m 11'10" x 8'11" Approx 17 sq m / 181 sq ft W.C.

Ground Floor Approx 73 sq m / 782 sq ft

First Floor Approx 67 sq m / 720 sq ft

This flooplan 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 subtes are representations only and may not look like the real items. Made with Made Shappy 380. LOCAL AUTHORITY Wakefield

TENURE

Freehold



COUNCIL TAX BAND

VIEWINGS By prior appointment only

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 67 |
| (55-68) | | |
| (39-54) | 44 | |
| (21-38) | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |

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

