



ASKING PRICE

**£355,000**

**Chevet Mews**

Wakefield, WF2 6AG



**HODSONS**



Offered to the market with immediate vacant possession and no onward chain is this attractive and individually designed semi-detached house.

Pleasantly located at the head of a private and gated cul de sac within a highly favoured and convenient residential area. The house provides spacious accommodation which is arranged over three levels including a useful and versatile room to the second floor.

The property stands in relatively low maintenance gardens with ample off road parking along with a garage and separate store area.

This is an ideal family home which provides the ideal base to access an excellent range of local amenities including choice of well regarded restaurants, public houses along with public transport facilities and the commuter is well served by the nearby M1 and M62 motorway network.

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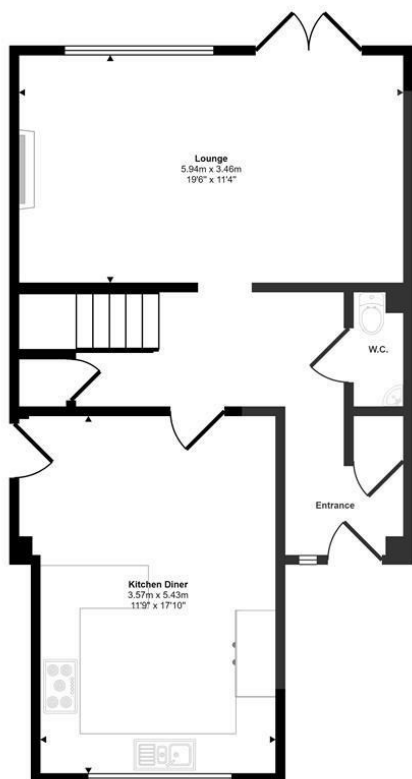






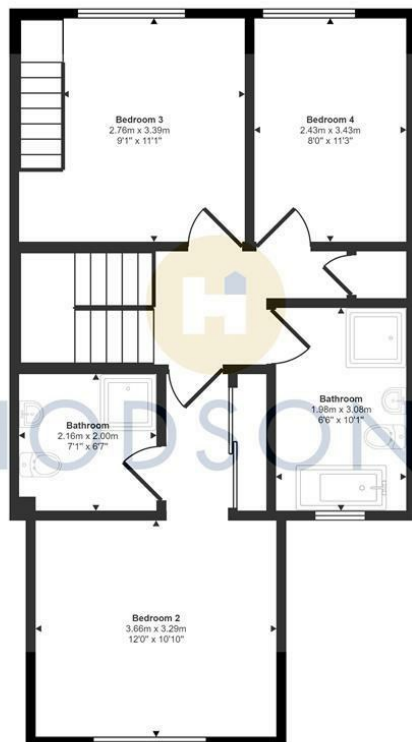


Approx Gross Internal Area  
146 sq m / 1571 sq ft

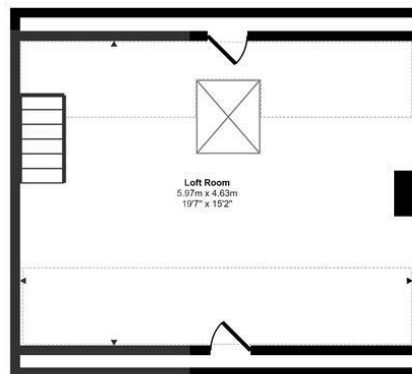


Ground Floor  
Approx 57 sq m / 614 sq ft

Denotes head height below 1.5m



First Floor  
Approx 57 sq m / 615 sq ft



Second Floor  
Approx 32 sq m / 342 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 Metropolitan District council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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>			
(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



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