



# HODSONS



ASKING PRICE

**£220,000**

**Thornhill Drive**

Wakefield, WF2 6NS



HODSONS



## PROPERTY SUMMARY

A TWO BEDROOM semi detached BUNGALOW situated in this sought after village on a prime corner plot position. The extended living space briefly comprises entrance lobby, lounge, dining room, fitted kitchen, two bedrooms and a shower room.

Outside, the bungalow is surrounded by gardens to the front, side, and rear, offering an excellent opportunity for gardening enthusiasts. With off road parking available to the rear leading to a detached garage.

This property comes with no onward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this lovely bungalow your new home in the heart of this popular village.

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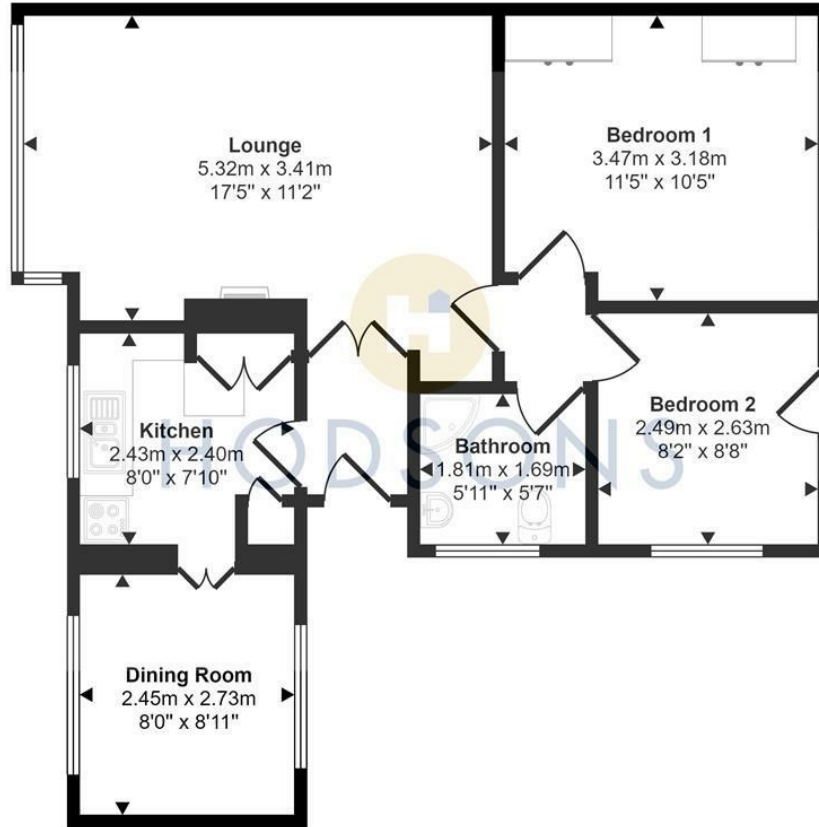






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Approx Gross Internal Area  
58 sq m / 626 sq ft



Floorplan

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

B

### 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			71
(55-68) D			
(39-54) E		40	
(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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