



HODSONS

DRIVER  
1966



ASKING PRICE

**£400,000**

**Blacker Lane**

Calder Grove, WF4 3DW



HODSONS



## PROPERTY SUMMARY

Located on charming Blacker Lane, Calder Grove, this delightful semi-detached house offers a perfect blend of countryside tranquillity and modern living. A viewing is recommended and will reveal spacious accommodation comprising two inviting reception rooms, ideal for entertaining guests. The farmhouse-style kitchen with a living area is sure to be the heart of the home.

To the first floor are three bedrooms, including a master bedroom with an en suite, there is ample space for the whole family. The useful loft room adds some versatility to the property. There is also a cellar providing additional storage.

Outside, the property features gardens both at the front and rear, offering a lovely outdoor space within this semi rural location. The long concrete print drive provides parking for up to 4-5 vehicles, ensuring convenience for you and your guests.

If you are looking for a peaceful retreat away from the hustle and bustle, this semi-detached home in its pleasant setting and yet particularly convenient for commuters is the perfect choice. Don't miss the opportunity to make this charming property your own and experience the best of countryside living combined with modern comforts.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

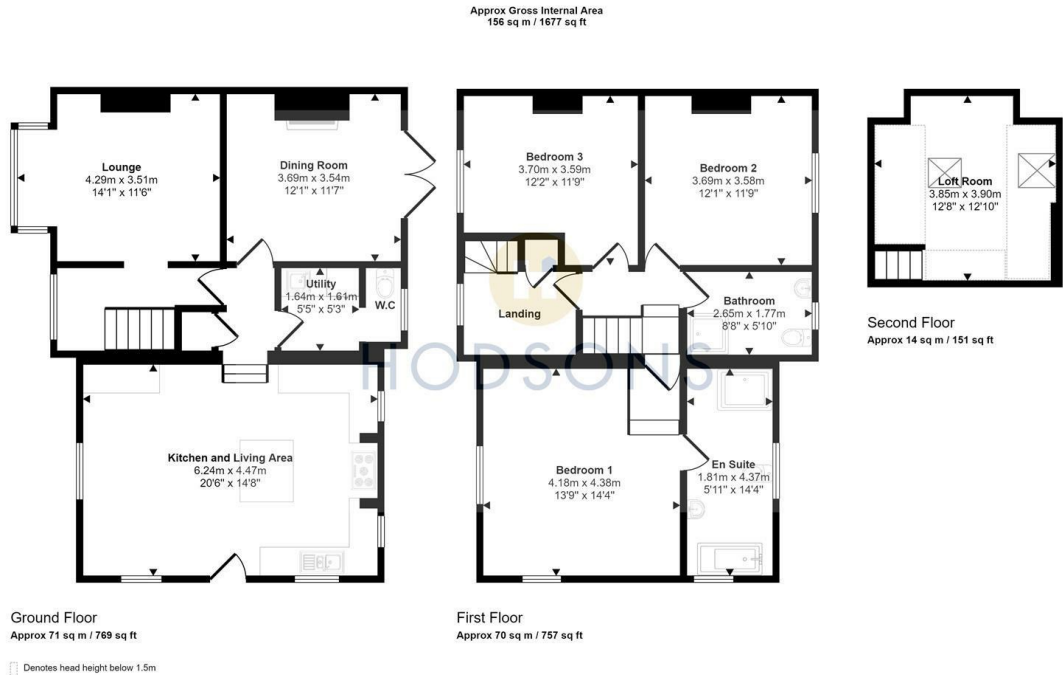
Freehold

**COUNCIL TAX BAND**

C

**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 Snappy 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>			
(21-38) <b>F</b>		28	
(1-20) <b>G</b>			52
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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