



HODSONS



OFFERS IN THE REGION OF

£255,000

Westways

Wakefield, WF2 0TE



PROPERTY SUMMARY

Situated in the popular residential village location of Wrenthorpe is this impressive and spacious, three bedroom, semi detached house with ready to move in to accommodation which will surely appeal to a wide audience of buyers!

The property is approx. 2 minutes drive to Jerry Clay Academy junior school and approx. 4 minutes drive to Outwood Grange Academy High School with the M1 motorway network, a similar distance away these are just a small amount of the location benefits of this attractive family home.

It comprises of front entrance hall with handy under stairs cupboard, lounge, full width dining kitchen with built in double oven, five ring gas hob, extractor filter hood, fridge/freezer and dishwasher and there are patio doors to the rear garden and the addition of breakfast bar stools. Continuing on, it has stairs and landing, a fully tiled house bathroom/WC with mixer shower, two double bedrooms, master having a range of fitted furniture and a good sized single bedroom three. The is a lawn to the rear with two patio seating areas for sun all through the day together with driveway parking for one car (easily) plus a front lawn and on street parking where available and a single garage with recently renewed roof and garage door. We are also informed that the gas boiler is approx. 2 years old.

The current vendors have had a single air conditioning unit fitted to the landing which provides the upstairs rooms and landing with a nice cool temperature when required.

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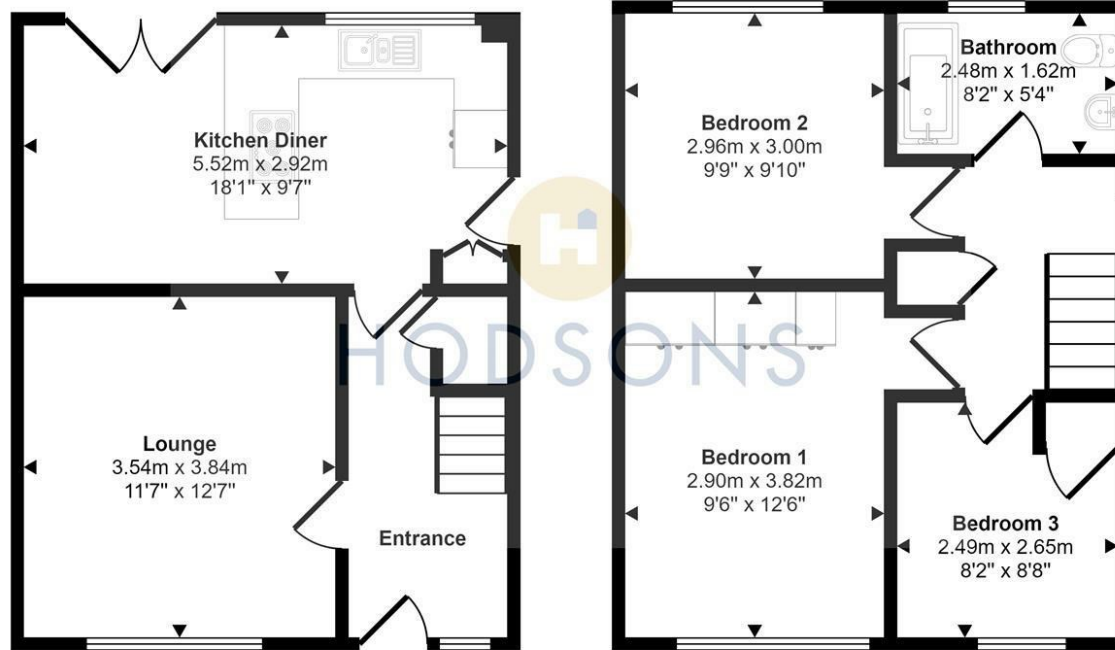








Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 39 sq m / 421 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 Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(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



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