

104 George Lane
Notton
Wakefield
WF4 2ND



HODSONS

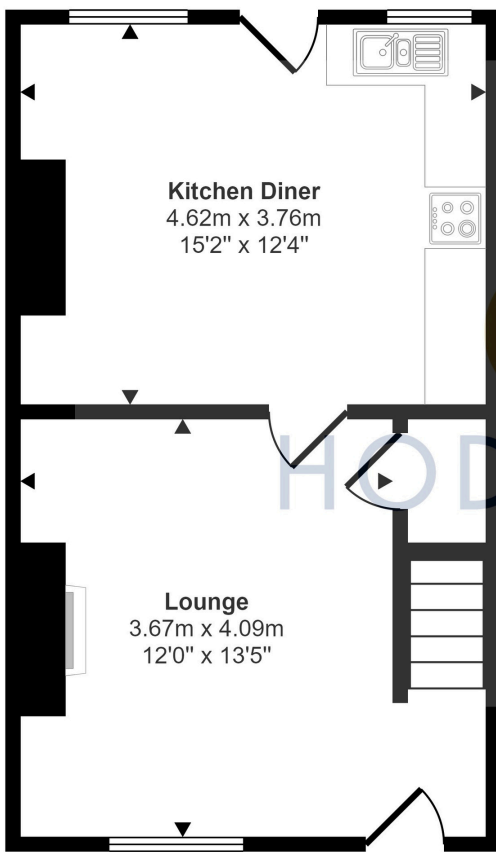
This stone semi detached cottage is located at the heart of the highly regarded village of Notton.

Offered to the market with no onward chain the property offers accommodation which briefly comprises, entrance lobby, lounge, fitted kitchen, two bedrooms and bathroom.

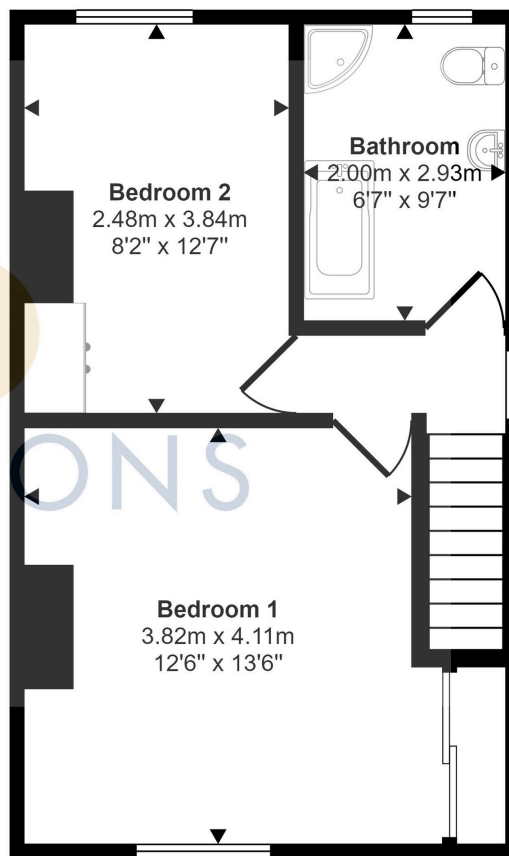
Representing an excellent opportunity for a growing family with a particularly good size rear garden and a drive to the side for ample off road parking.

Notton is a delightful village some 5 miles to the south of Wakefield and approximately 10 minutes from junction 38 of the M1 motorway. It is a much sought after location with a community owned village shop and both tennis and cricket clubs with associated social facilities.





Ground Floor
Approx 37 sq m / 398 sq ft



First Floor
Approx 38 sq m / 409 sq ft

Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - Connected to mains water, electricity and drainage and gas.

Council Tax - Wakefield Council Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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