



ASKING PRICE

£120,000

Pretoria Street

Wakefield, WF1 5PY



HODSONS

PROPERTY SUMMARY

This traditional style end terrace home represents an excellent opportunity for first time buyers or potentially a buy to let investor.

A viewing is recommended which will reveal well appointed living space that briefly comprises; lounge, kitchen with modern fitted units, ground floor bathroom with white suite. To the first floor are two bedrooms.

The house has UPVC double glazing and a gas central heating system To the rear is an enclosed yard with small lawn and a useful garden shed.

This property is conveniently located approximately 1 mile from the centre of Wakefield and therefore accessible for an extensive range of amenities including shops, restaurants and excellent transport connections.

Offered to the market with no onward chain.

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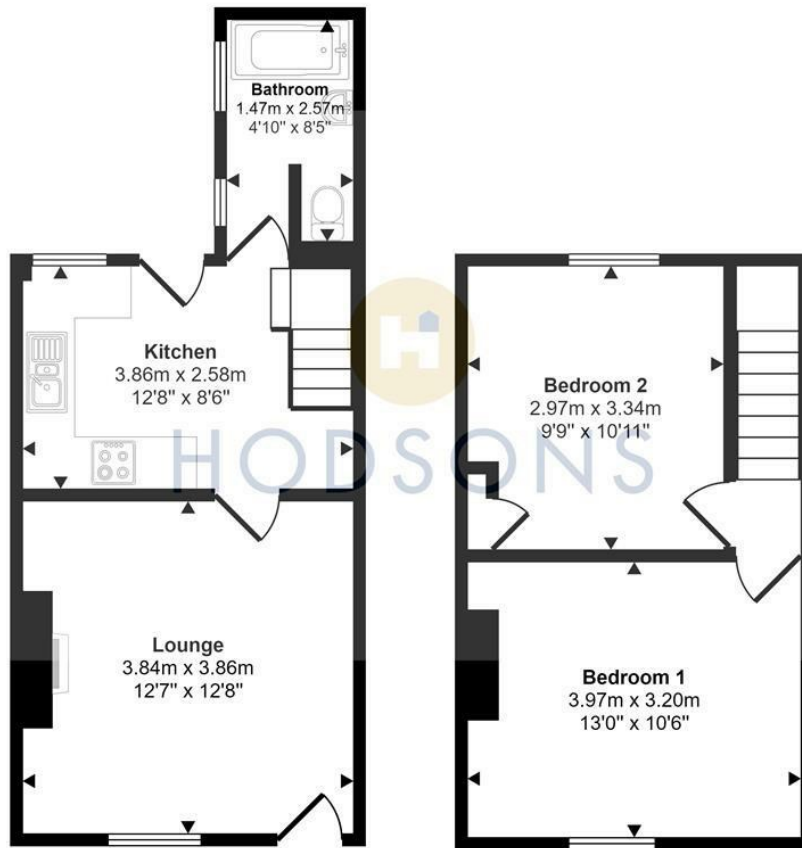


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Approx Gross Internal Area
56 sq m / 598 sq ft



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

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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