



HODSONS



ASKING PRICE
£135,000
Birch Close
Wakefield, WF4 2QE



PROPERTY SUMMARY

This is a particularly well maintained mid town house for which a viewing is strongly recommended.

Upon entering, you are greeted by a tastefully decorated lounge, perfect for relaxing or entertaining guests. The ground floor also has a convenient W.C., while the spacious dining kitchen offers ample space for family meals.

To the first floor, you will find two double bedrooms, each equipped with built-in wardrobes for all your storage needs. The bathroom is complete with a pristine white suite.

Outside, the property offers a parking space at the front, ensuring convenience for residents. The well-presented lawned garden, adorned with stocked borders presents an attractive outdoor retreat.

This property is an excellent opportunity for first-time buyers, offering a seamless transition into homeownership with no onward chain. Don't miss out on the chance to make this charming house your new home.

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LOCAL AUTHORITY

Wakefield

TENURE

Leasehold

COUNCIL TAX BAND

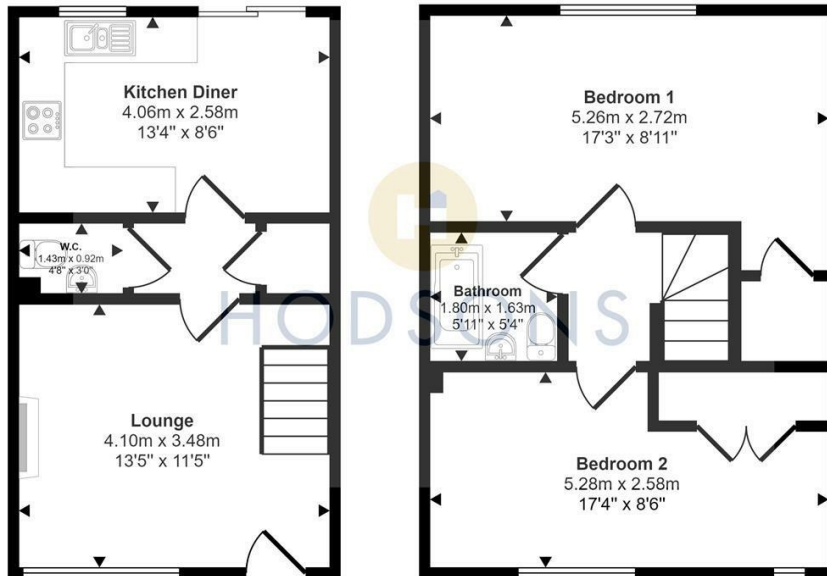
B

VIEWINGS

By prior appointment only



Approx Gross Internal Area
68 sq m / 731 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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

**OFFICE ADDRESS**

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OFFICE DETAILS

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