



**104 & 106
George Lane
Notton
Wakefield
WF4 2ND**



Asking Price £580,000



HODSONS

A unique opportunity to acquire a pair of stone built semi detached cottages within a highly regarded village location.

Each property offers accommodation comprising, entrance lobby, lounge, fitted kitchen, two double bedrooms and bathroom.

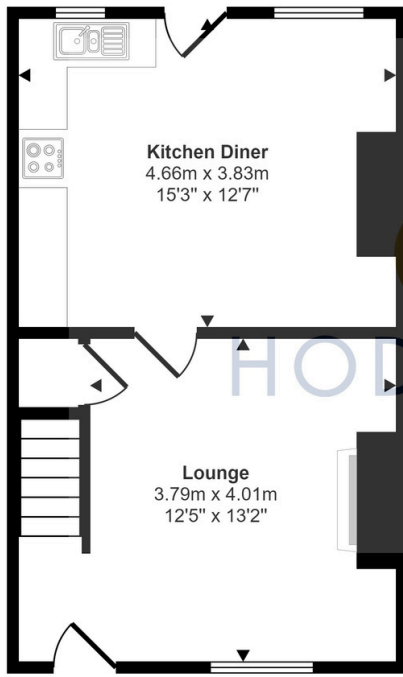
The properties are currently for sale separately however the seller would consider selling them as one lot, providing an excellent opportunity for a buy to let investor (potential rental income in excess of £1600pcm). Alternatively these properties may be of interest to a developer. Subject to the necessary planning requirements these properties could be developed individually or combined to create one truly stunning dwelling within a good size plot.

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.

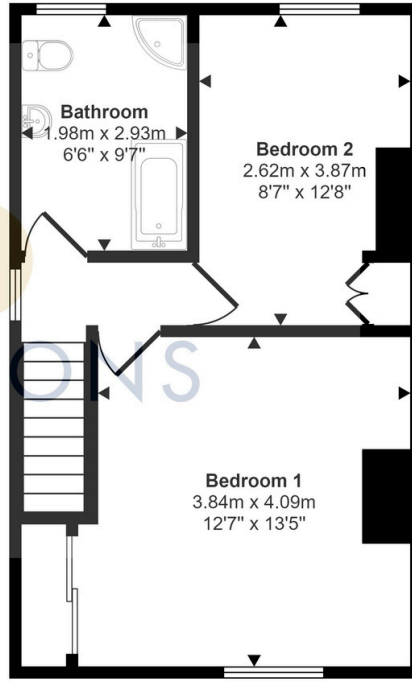




Approx Gross Internal Area
76 sq m / 814 sq ft



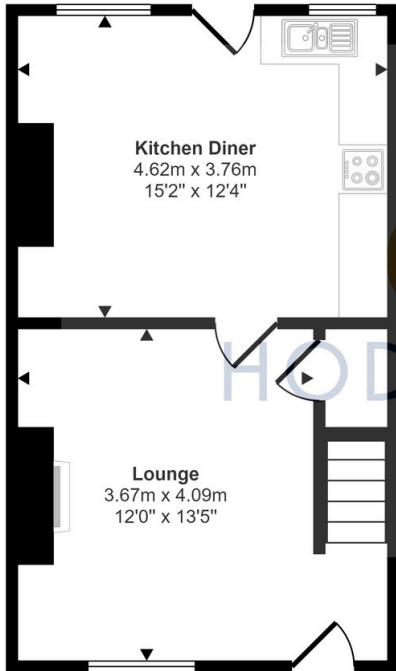
Ground Floor
Approx 37 sq m / 401 sq ft



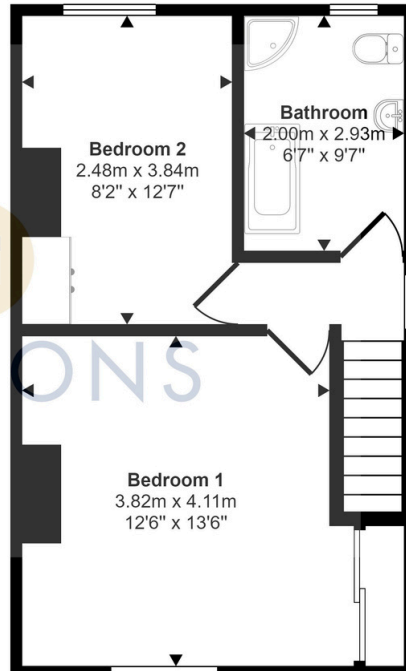
First Floor
Approx 38 sq m / 413 sq ft

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.

Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft



First Floor
Approx 38 sq m / 409 sq ft

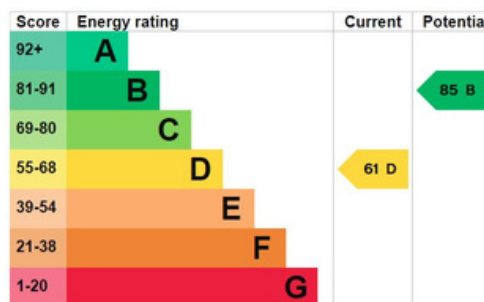
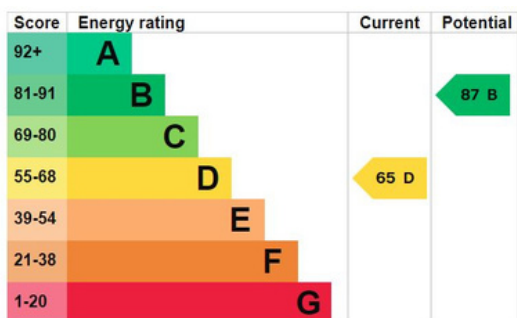
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Viewings - Strictly by appointment only

Tenure - These properties are Freehold

Services - Each property is connected to mains water, electricity and drainage and gas.

Council Tax - Each property - Wakefield Council Band C



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