



HODSONS



ASKING PRICE

£152,000

Felkirk Drive

Wakefield, WF4 2PL



HODSONS

PROPERTY SUMMARY

This modern semi detached home represents an excellent opportunity for first time buyers, young families and downsizers alike. Offering deceptively spacious accommodation with double glazing, gas central heating and off street parking. A viewing is recommended and will reveal living space comprising; entrance hallway leading to a comfortable lounge and a good sized kitchen diner with patio doors out to the enclosed rear garden with far reaching views.

The first floor includes the house bathroom comprising of a white bathroom suite. There are two double bedrooms which could be used as a home office or dressing room.

Vacant possession and no onward chain and therefore offering a seamless transition into homeownership.

Located in the village of Ryhill. which has easy access to nearby country parks but also the convenience of motorway networks. Don't miss out on the chance to make this charming house your new home.

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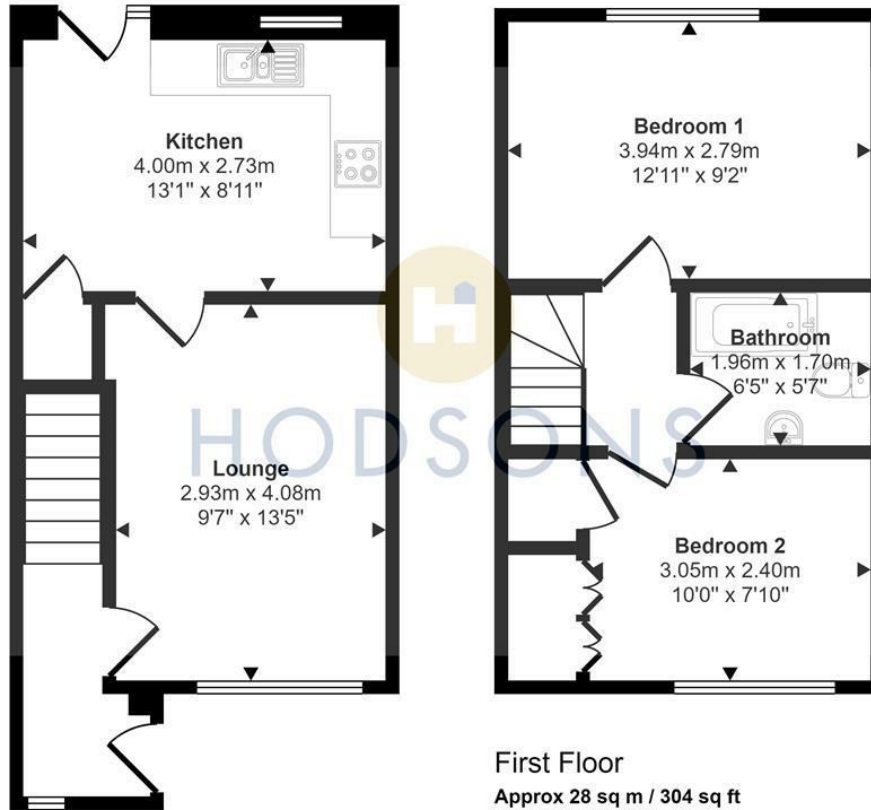


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Approx Gross Internal Area
59 sq m / 636 sq ft



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

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(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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