



HODSONS

ASKING PRICE

£165,000

Barden Road

Wakefield, WF1 4HR



HODSONS

PROPERTY SUMMARY

This well proportioned 3 bedroom semi detached property is ideal for First Time Buyers looking to put their foot on the property ladder.

The property briefly includes entrance hallway which a sizeable lounge and kitchen diner ideal for entertaining. The first floor landing leads to 3 bedrooms and three piece bathroom suite. The property is inclusive of gas central and UPVC double glazing.

Outside to the front is a low maintenance lawned area. To the rear are two outbuildings providing useful storage. Conveniently located close to a wide range of amenities and public transport services this property is also offered to the market with no onward chain.

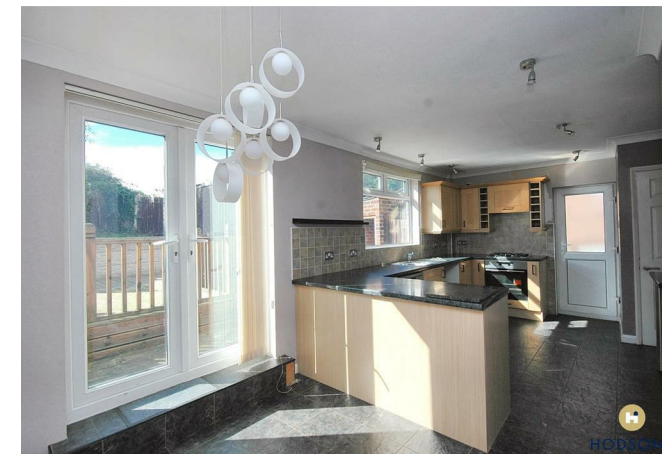
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LOCAL AUTHORITY

Wakefield

TENURE

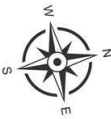
Freehold

COUNCIL TAX BAND

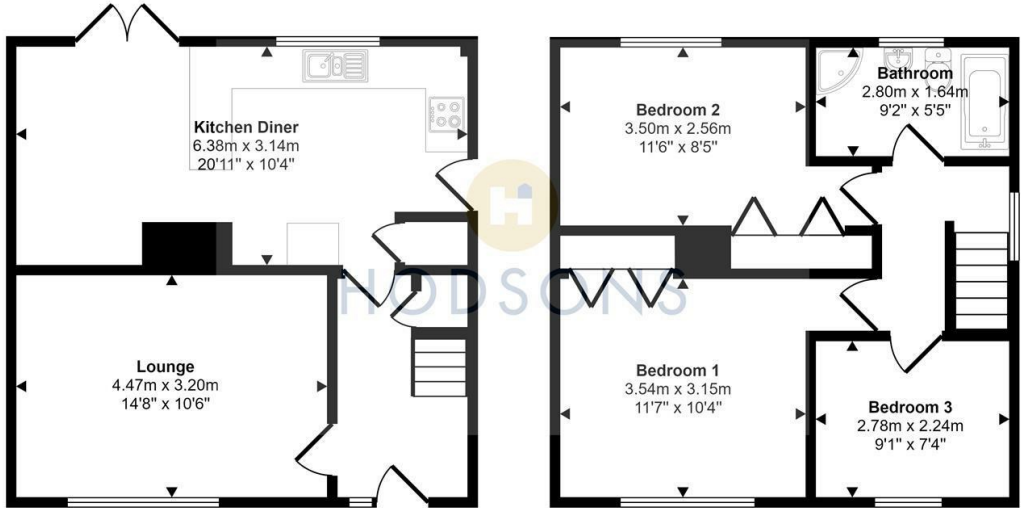
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VIEWINGS

By prior appointment only



Approx Gross Internal Area
84 sq m / 902 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 42 sq m / 453 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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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



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