



HODSONS



ASKING PRICE

£355,000

Barnsley Road

Wakefield, WF2 6BW

This detached home occupies a surprisingly good size plot within the highly regarded area of Sandal.

The well presented accommodation is arranged over two floors and in our opinion its configuration will appeal to a wide group of buyers including young families and down sizers alike.

The property is offered to the market with no onward chain and interested parties are encouraged to arrange a viewing which will reveal three good size bedrooms, two bathrooms, lounge, separate dining area and sun room along with a well appointed breakfast kitchen.

The house has a gas central heating system and UPVC double glazing to window units whilst to the outside are well maintained lawned gardens to both the front and rear. Vehicle access is gained to the rear (Off Kingsley Avenue) where a driveway provides off road parking and there is also a single garage.

Sandal is a much sought after suburb of Wakefield, known for the high quality of residential property in the area and accessible for a wide range of amenities including schools for all age groups, excellent public transport links and close access to Junction 39 M1 and the M62, attractive walks at the nearby Pugneys and Newmillerdam country parks and a wide choice of well regarded shops, pubs and restaurants.

3



2



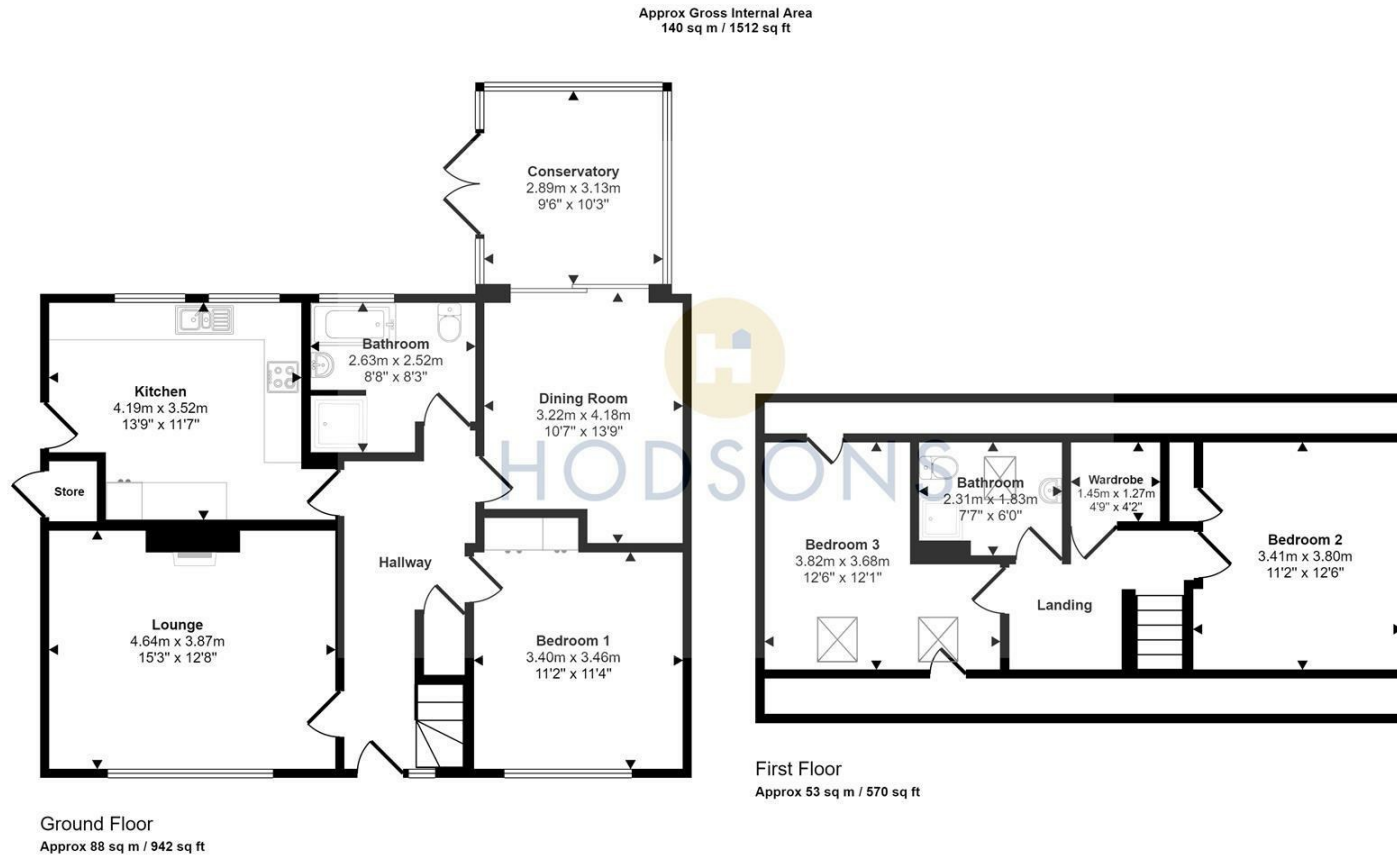
2











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

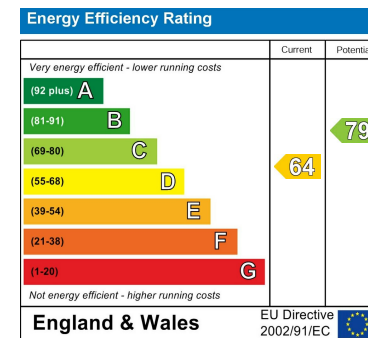
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



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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