



HODSONS



ASKING PRICE

£265,000

Ashdene House

Normanton, WF6 2RH



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PROPERTY SUMMARY

We are pleased to bring to the market, this above average sized THREE DOUBLE BEDROOM detached property, situated within easy reach of Wakefield & Normanton centres and with the M62 just a few minutes drive away. The property has been newly emulsioned throughout, together with contrasting laminate to most downstairs rooms and some new bedroom carpets and it comprises of entrance hall, ground floor cloakroom / WC, large lounge, good sized kitchen with built in oven, gas hob, fridge & freezer, separate dining room, conservatory to rear. To the first floor is a master double bedroom with en suite shower room, two further double bedrooms, one with single built in bed over the stairs bulk head and a large house bathroom with corner bath and separate shower cubicle. Single off road gated parking space to the front and further parking to the side. Offered to the market with no onward chain.

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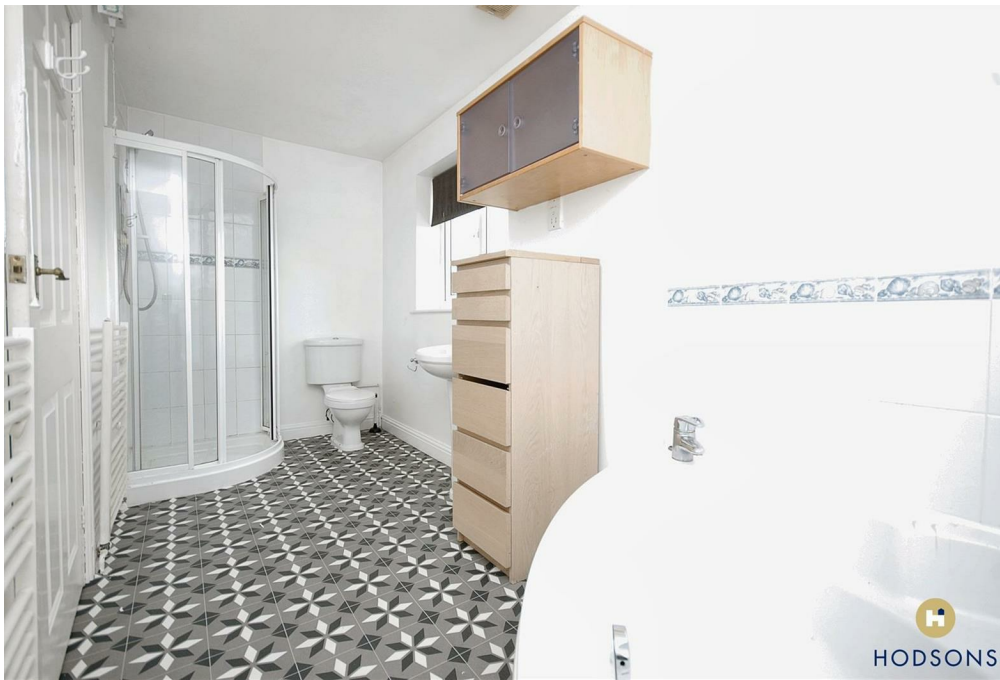


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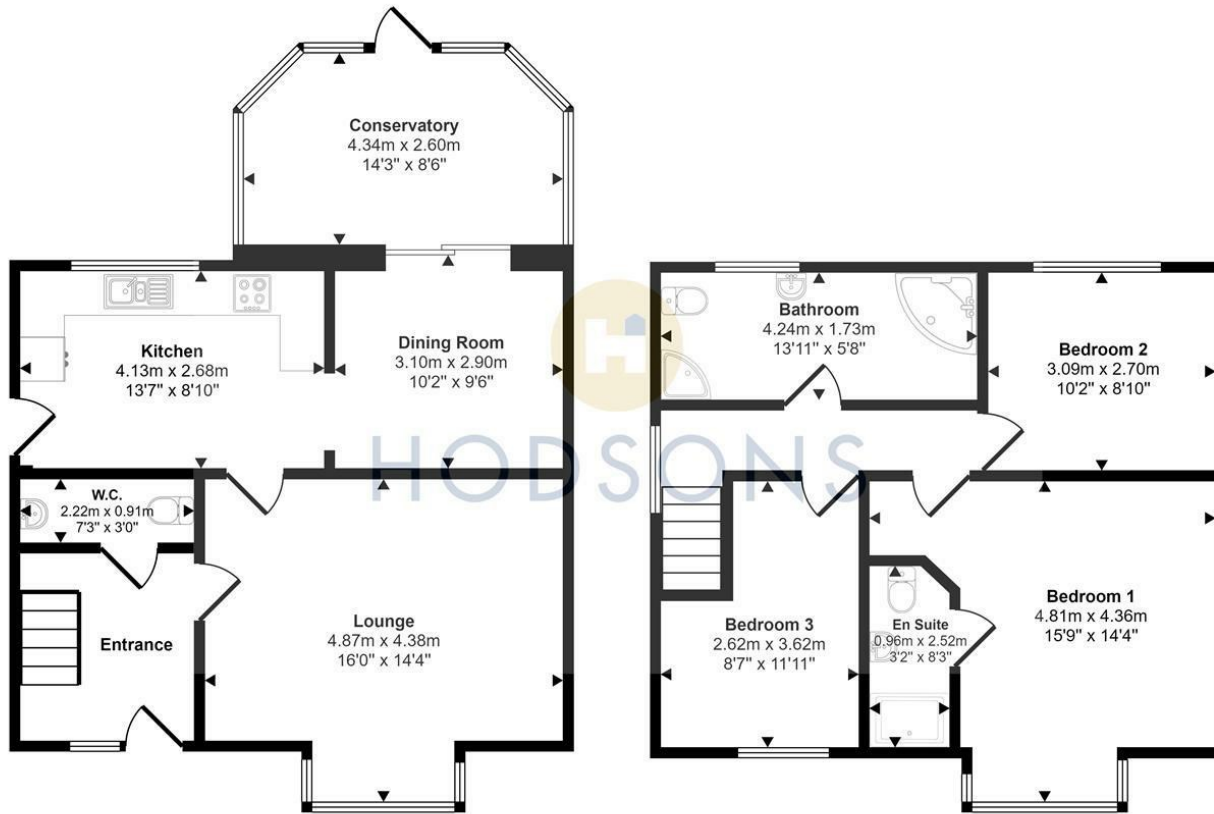
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Approx Gross Internal Area
110 sq m / 1188 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft

First Floor
Approx 49 sq m / 530 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 Metropolitan District council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B	74	
(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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