



HODSONS

ASKING PRICE

£209,000

Balne Mill Grove

Wakefield, WF2 0FL

Ideal for First Time Buyers this well presented end town house with three bedrooms. Deceptively spacious rear garden and ample off street parking to the side of the property. Benefiting from UPVC double glazing and fully boarded attic for additional storage.

The accommodation fully comprises; entrance hall, downstairs w.c., living room, open plan dining kitchen, first floor landing, three bedrooms and the house bathroom. Outside the property there is a driveway for two cars the with the convenience of an EV hook up point and the security of CCTV. The rear garden is deceptively spacious with a lawned and patio section enclosed with a timber fence.

Well placed for local amenities including shops and schools and having easy access to Junction 40/M1, Westgate train station and Wakefield City Centre are only a short distance away.

Offered for sale with no onward vendor chain, an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid any disappointment.

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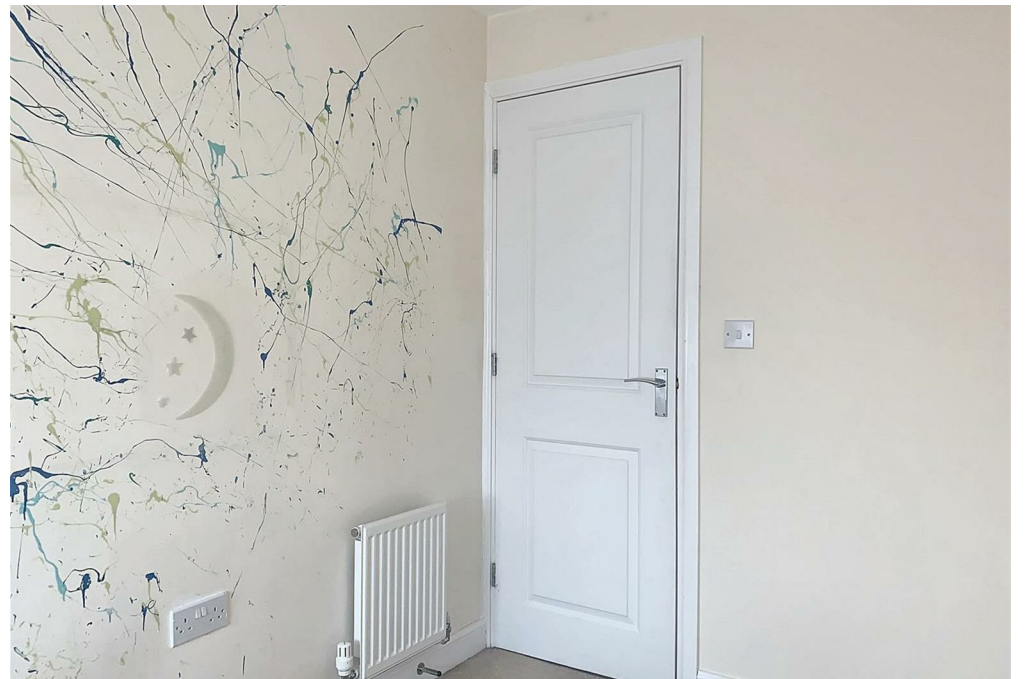
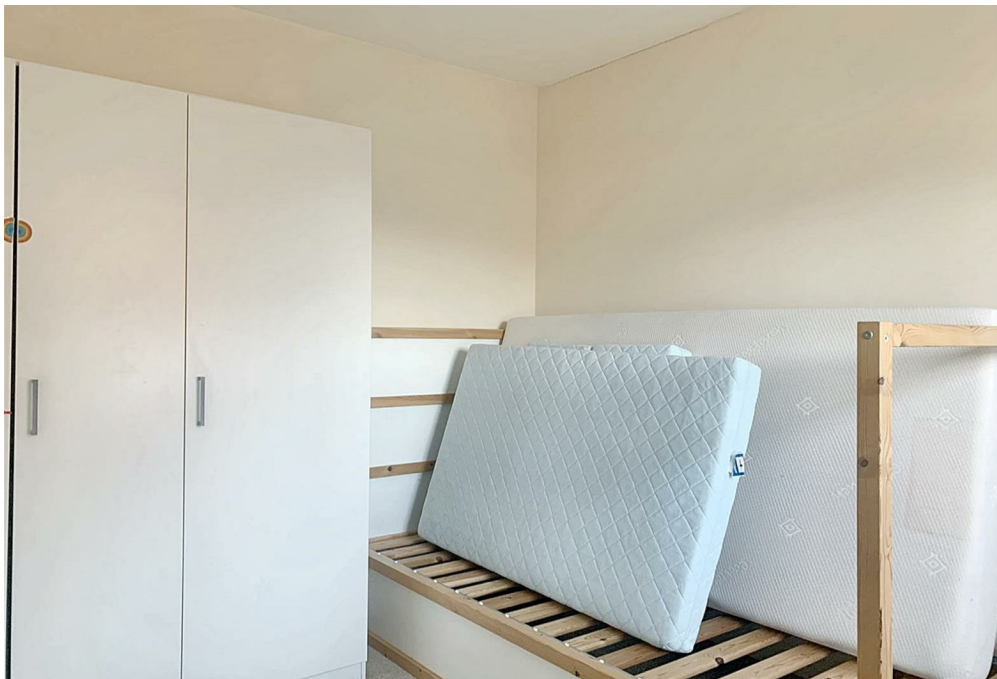
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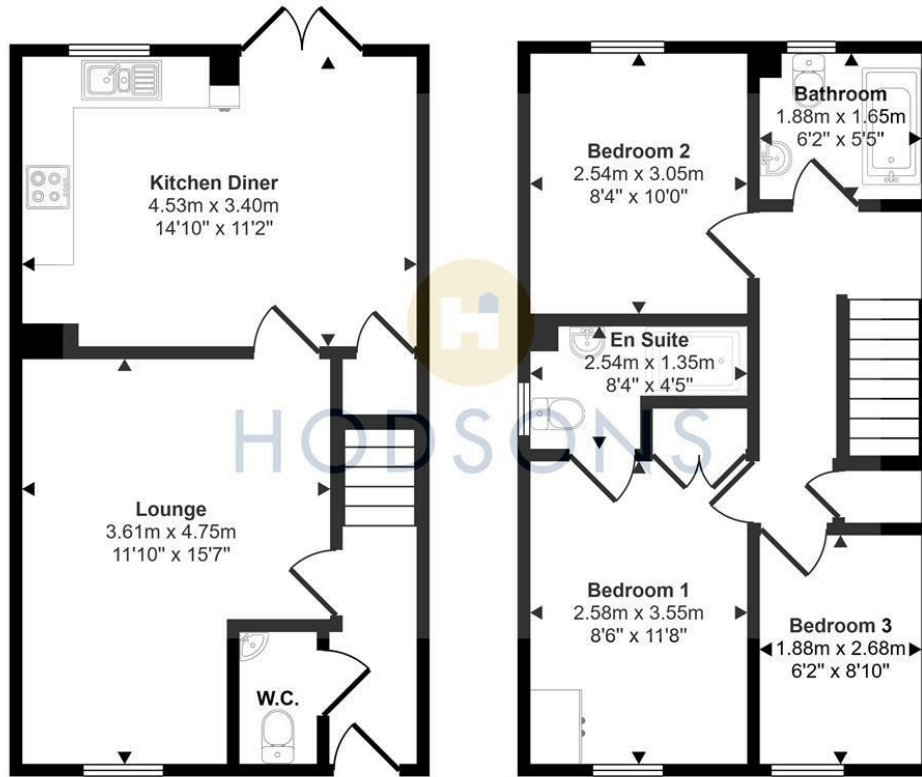








Approx Gross Internal Area
76 sq m / 819 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 38 sq m / 409 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 Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		78	
(69-80) C			
(55-68) D			
(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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