



HODSONS

ASKING PRICE

£550,000

Hollin Lane

Wakefield, WF4 3EG

PROPERTY SUMMARY

Occupying an elevated position this Detached Bungalow and adjoining gardens offers excellent REDEVELOPMENT POTENTIAL (subject to consent). Situated within a highly regarded residential location the Bungalow has gas fired central heating and double glazing.

Having been extended to the rear some years ago, the accommodation has a good sized lounge, a range of fitted units to the kitchen and a 3 piece suite bathroom suite. There are 3 bedrooms and outside the site extends to approx.. 1/3 of an acre with mature mainly lawned gardens.

There are two driveways and these both lead to a Detached Garage with accompanying stores.

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OFFICE ADDRESS

37-39 George Street
Wakefield
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WF1 1LX

OFFICE DETAILS

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LOCAL AUTHORITY

Wakefield

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			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(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