



# HODSONS



ASKING PRICE

**£135,000**

**Marshall Street**

Wakefield, WF3 4HT



HODSONS

This charming 2-bedroom terrace home in Stanley, Wakefield, is perfect for those seeking a cozy and convenient living space. Situated in a popular residential area, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for both first-time buyers and investors.

The ground floor features a living room with ample natural light. Adjacent to the living room is a well-appointed kitchen with modern fittings, providing plenty of storage. The kitchen also leads to a good sized rear yard

Upstairs, the property boasts two generously sized bedrooms. The master bedroom is spacious, offering enough room for a king-size bed while the second bedroom is could be used a bedroom or home office. The bathroom comprises of bath with overhead shower, toilet and basin.

Externally, the home benefits from an enclosed rear yard and on street parking is available for residents and visitors.

Wakefield city centre is just a short drive away, and the property has easy access to the M1 and M62 motorways.

2



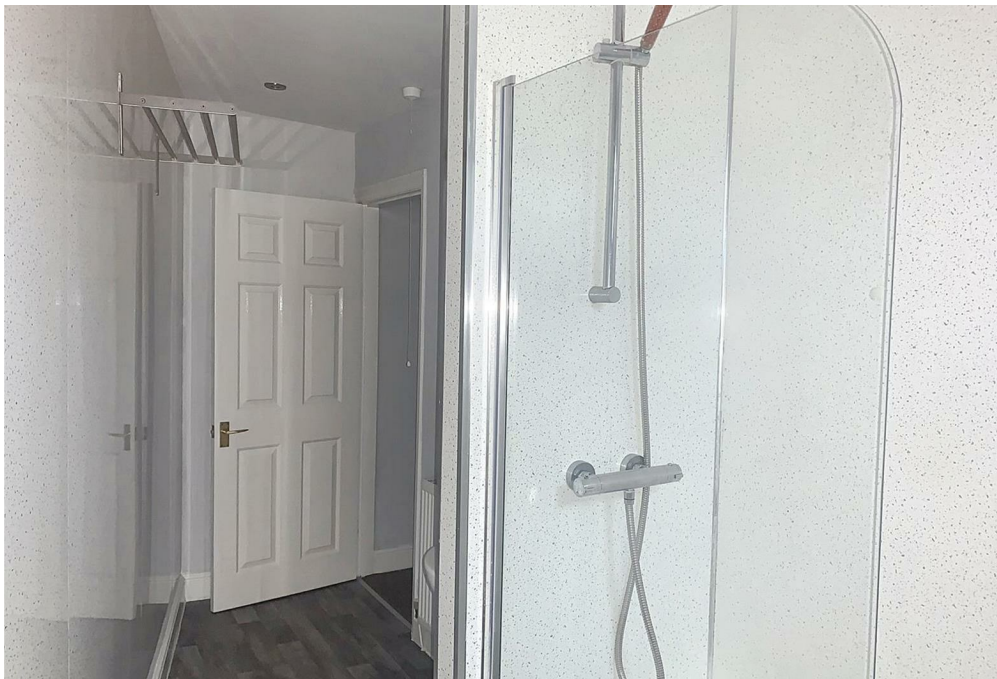
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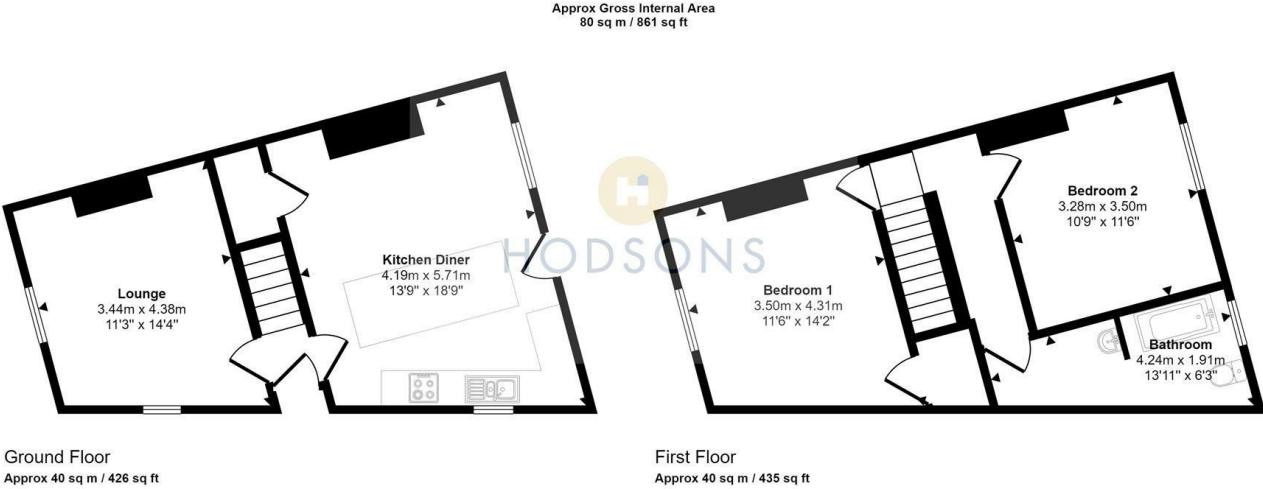


**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

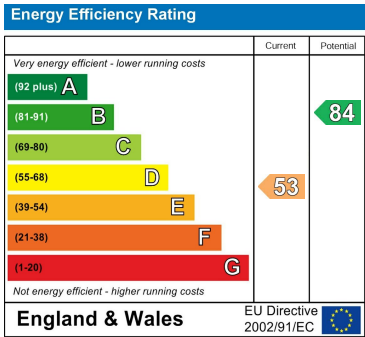
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



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.



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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