



HODSONS



ASKING PRICE

**£265,000**

**Wood Lane**

Wakefield, WF4 3JL



HODSONS

An exceptional opportunity to acquire this charming three bedroom mid-terrace cottage, discreetly positioned and offering a spacious kitchen-diner, a contemporary fitted house bathroom, and two off-road parking spaces.

The property benefits from UPVC double-glazed windows and doors, ensuring excellent insulation and energy efficiency. The well-presented accommodation comprises an entrance hall, a generously sized kitchen-diner with range of quality units and appliances, a convenient downstairs W.C., and a cosy living room with French doors leading to the garden. Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a contemporary bathroom complete with three piece suite including bath with shower over.

Externally, the front of the property boasts shared courtyard setting to a pebbled double width parking space providing off-road parking for two vehicles. To the rear, a neatly gravelled garden is enclosed by timber panel fencing, offering a private outdoor space perfect for relaxation or entertaining.

This delightful home is located in an idyllic setting close to the picturesque Newmillerdam Lake which is only a short walk away, offering scenic walking routes and outdoor leisure opportunities. The property also benefits from excellent transport links, with Junction 39 of the M1 motorway within easy reach, making it an ideal choice for commuters. Additionally, regular local bus services provide convenient travel to and from Wakefield city centre, while Sandal and Agbrigg railway station is just a short drive away, ensuring easy access to surrounding areas.

A superb home in a sought-after location—early viewing is highly recommended to avoid disappointment.

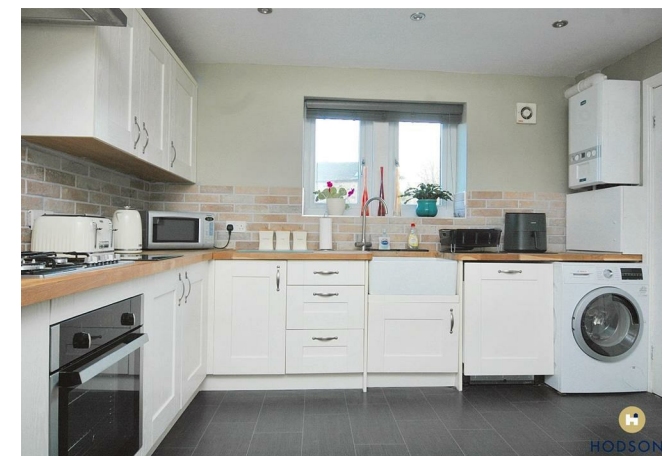
3



1

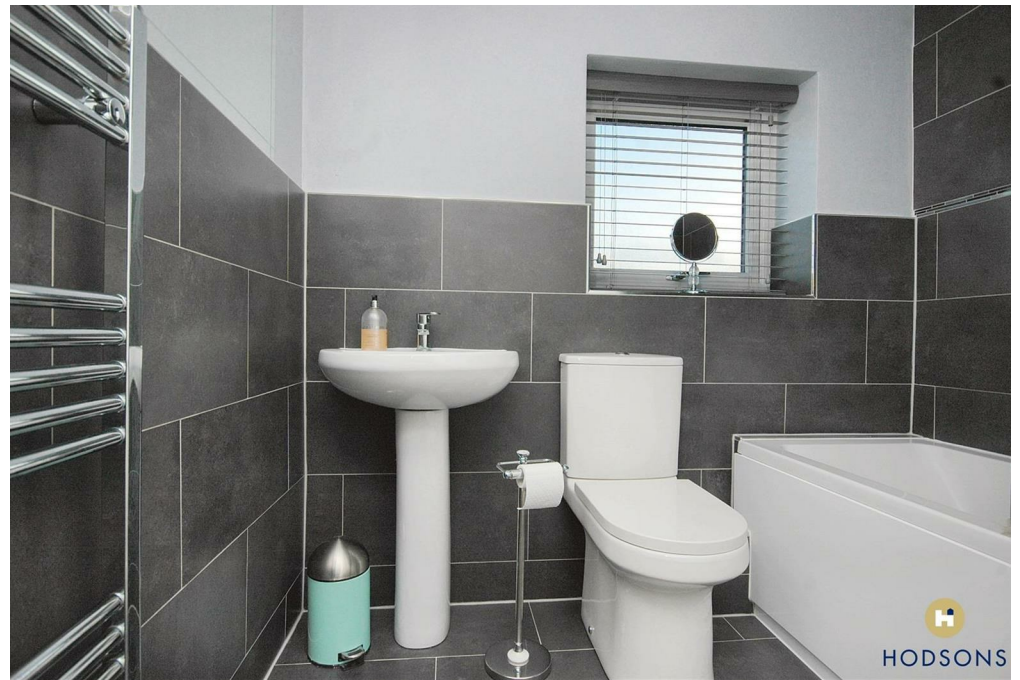
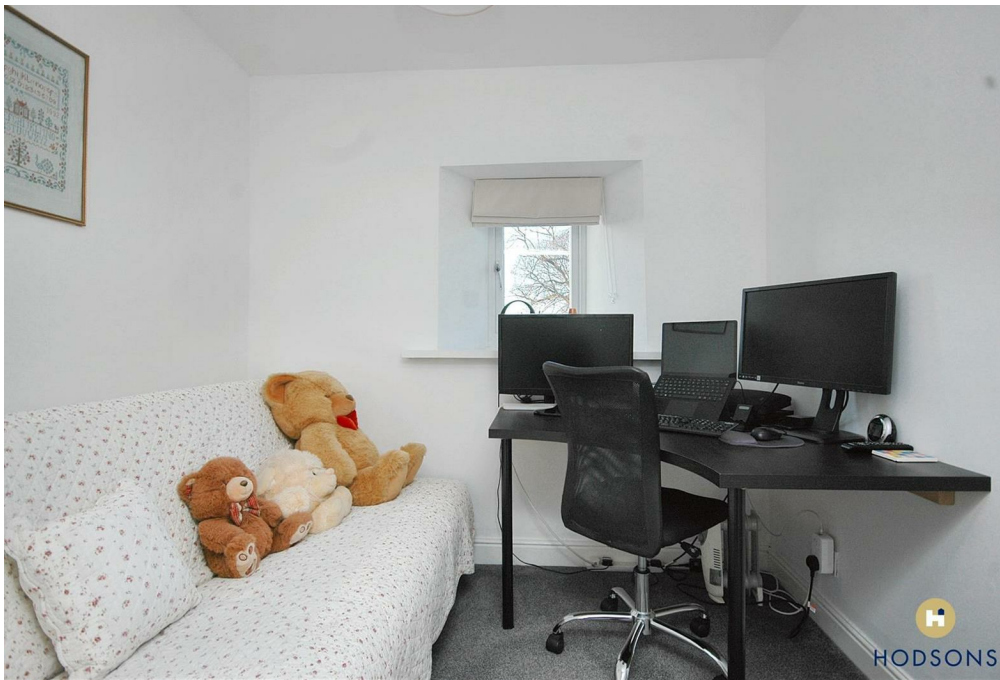


1





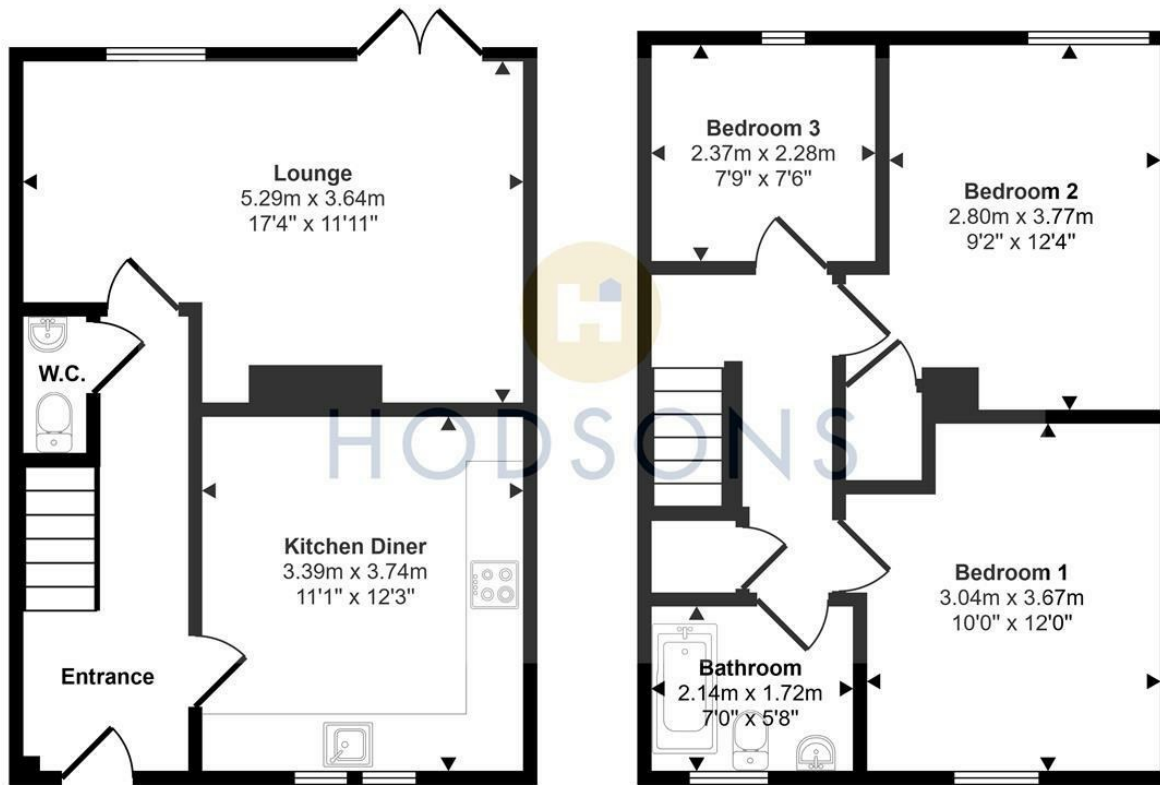
HODSONS





HODSONS

Approx Gross Internal Area  
80 sq m / 865 sq ft



**Ground Floor**  
Approx 40 sq m / 428 sq ft

**First Floor**  
Approx 41 sq m / 437 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**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



**OFFICE ADDRESS**

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk