



# HODSONS



ASKING PRICE

**£300,000**

**Old Road**

Wakefield, WF4 4QX



HODSONS

## PROPERTY SUMMARY

Located in the popular village of Overton, Wakefield, this two-bedroom detached true bungalow offers comfortable and versatile living space, complemented by breathtaking views over the adjoining countryside.

The accommodation comprises a fitted kitchen with a dining area, seamlessly leading into a substantial conservatory, providing an ideal space to relax while enjoying the scenic surroundings. A dual-aspect lounge ensures a bright and airy feel, while both bedrooms benefit from fitted wardrobes, offering excellent storage. The four-piece bathroom suite adds a touch of luxury, and a useful utility room enhances practicality. The property also boasts an attached single garage for secure parking or additional storage.

Externally, a block-paved driveway provides ample off-road parking to the front. To the rear, a south-facing lawned garden offers a peaceful retreat, taking full advantage of the stunning rural views.

Offered with no upward chain, this home presents a fantastic opportunity for those seeking a tranquil yet well-connected location.

2



1



3

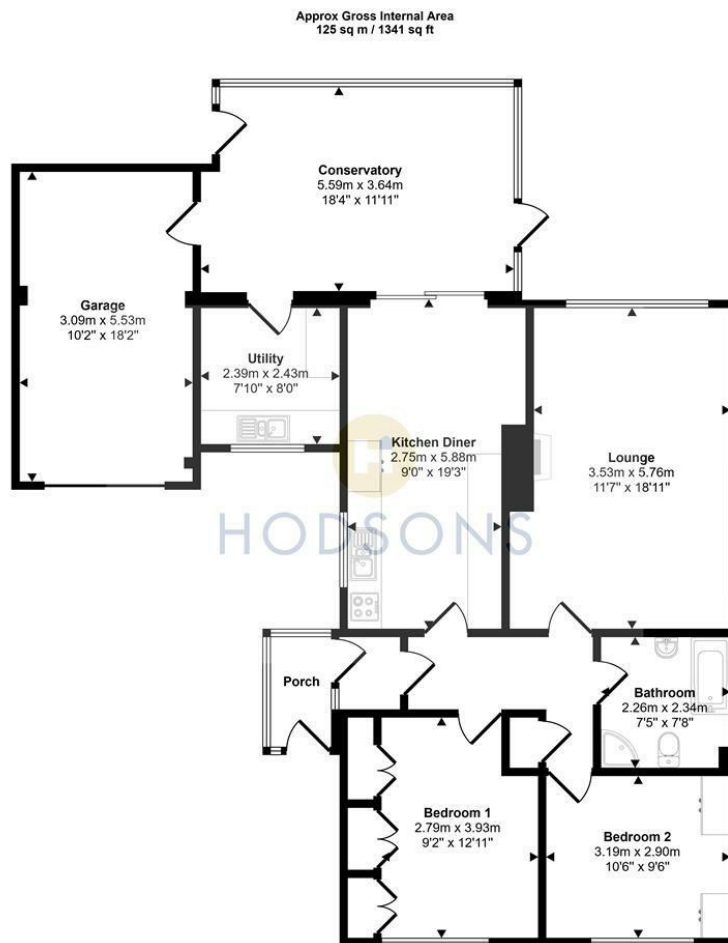








HODSONS



Floorplan

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

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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