



# HODSONS



ASKING PRICE

**£380,000**

**Fairway View**

Wakefield, WF2 8UR



HODSONS

## PROPERTY SUMMARY

Situated in a pleasant cul-de-sac close, this modern detached family home offers spacious and versatile living. The well-presented interior includes a lounge, playroom/office, sunroom, fitted kitchen with adjacent utility, and a ground floor W.C. Upstairs, there are four bedrooms, including a master with en suite, plus a family bathroom. A double-width driveway leads to an integral garage, while the enclosed rear garden features a patio and seating area ideal for outdoor entertaining. With excellent local amenities, schools, and transport links, this is an ideal home for families and commuters alike.

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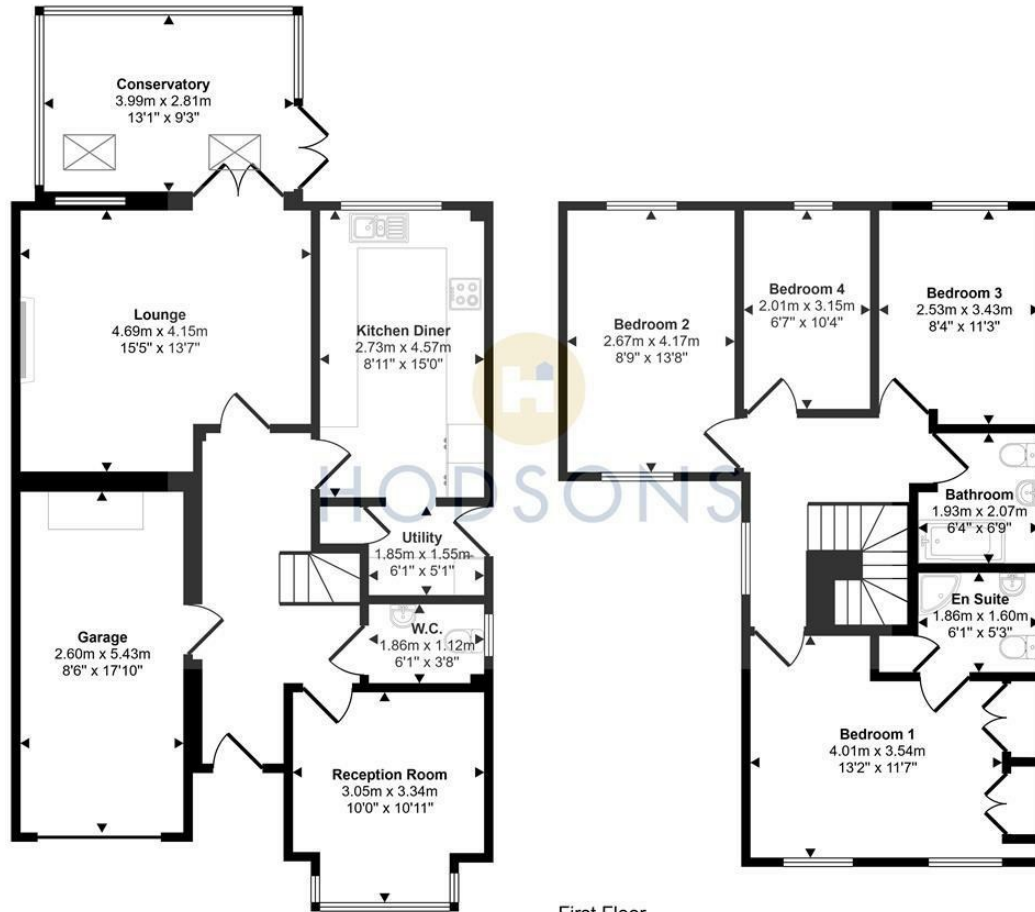


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Approx Gross Internal Area  
147 sq m / 1579 sq ft



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

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

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### OFFICE DETAILS

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