



HODSONS

ASKING PRICE

£189,000

Flanshaw Lane

Wakefield, WF2 9JQ

PROPERTY SUMMARY

Offered with no onward chain, this three-bedroom end terrace is ideal for first-time buyers or young families. Situated in the popular Alverthorpe area of Wakefield, the property features an entrance lobby, spacious lounge, and a modern kitchen with dining area. Upstairs offers three bedrooms and a contemporary bathroom with white suite. Low-maintenance gardens to the front and rear plus a garage located at the rear. Benefits include gas central heating and UPVC double glazing. Conveniently located for local amenities, schools, and excellent transport links to Wakefield city centre and the M1. Early viewing is recommended.

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LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

**OFFICE ADDRESS**

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OFFICE DETAILS

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