



HODSONS



£465,000

**Ashwood Grange**

Wakefield, WF4 3PY



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## PROPERTY SUMMARY

A rare opportunity to acquire this spacious and well-appointed five-bedroom detached home, set in a private and secluded position within the ever-popular area of Durkar, Wakefield. With flexible family living across two floors, this generously proportioned home benefits from multiple reception rooms, a conservatory with garden views, and no onward chain—ready for immediate occupation.

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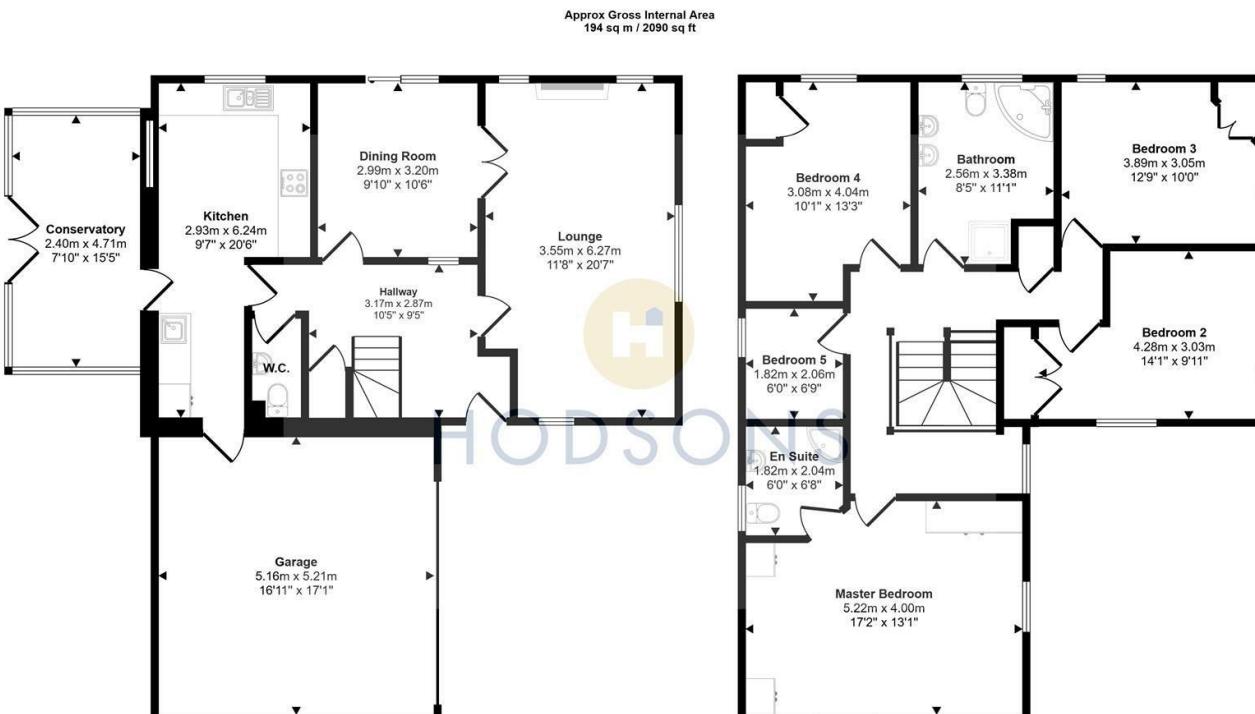
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Ground Floor  
Approx 103 sq m / 1112 sq ft

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.

First Floor  
Approx 91 sq m / 978 sq ft

## LOCAL AUTHORITY

Wakefield

## TENURE

Freehold

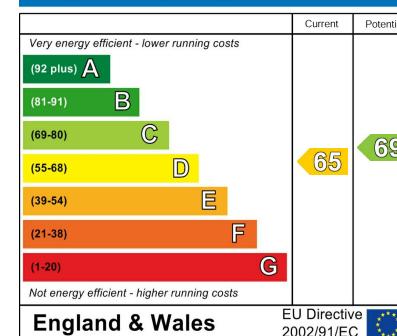
## COUNCIL TAX BAND

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## VIEWINGS

By prior appointment only

## Energy Efficiency Rating



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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### OFFICE ADDRESS

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### OFFICE DETAILS

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