



HODSONS

£119,500

Carlton Street

Wakefield, WF4 6AF

PROPERTY SUMMARY

Offered to the market with no onward chain, this charming traditional mid-terrace home presents a fantastic opportunity for first-time buyers and investors alike. Situated in ever-popular Horbury, the property benefits from a host of local amenities, excellent transport links, and a friendly, community-focused atmosphere. The ground floor features an open-plan living kitchen, complete with fitted units, a space for both relaxing and dining.

To the first floor, you'll find a well-proportioned double bedroom with ample space for storage, along and bathroom with white suite. The home benefits from double glazing and a central heating system, ensuring year-round comfort and energy efficiency.

Externally, the property has a low-maintenance paved yard to the rear, perfect for sitting out on warmer days.

Horbury is a sought-after location on the outskirts of Wakefield, known for its welcoming feel, good schools, and thriving high street with independent shops, cafés, and local pubs. Excellent road links via the M1 motorway and nearby public transport options make commuting to Leeds, Wakefield and beyond straightforward and convenient.

This delightful home is not only an ideal first step onto the property ladder but also represents a strong buy-to-let investment opportunity, with steady rental demand in the area.

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LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE

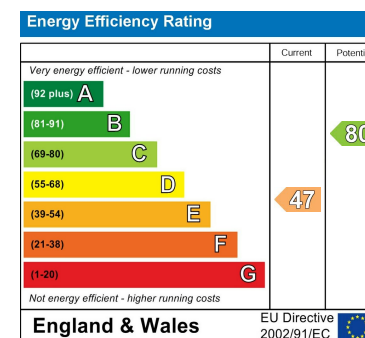
Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only



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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