



HODSONS

£215,000

Sintering Crescent

Wakefield, WF1 2GN

Offered for sale is this well presented and modern two-bedroom semi-detached home, ideally situated within the highly regarded Snow Hill development on the outskirts of Wakefield. This attractive property is perfect for a range of buyers, offering both practicality and style, with well-proportioned living space, excellent local amenities, and great transport connections.

Upon entering the home, you are welcomed in to entrance hall with access to a convenient ground floor W.C. The lounge is tastefully decorated and provides a comfortable space for relaxation, while the adjoining dining kitchen is well-equipped with modern units, integrated appliances, and ample space for a dining table.

Upstairs, the property offers two generous double bedrooms, each benefitting from neutral décor and plenty of natural light. The stylish family bathroom features a contemporary suite including bath with shower over, wash basin and W.C.

Externally, the front of the property benefits from off-road parking, while the rear garden is fully enclosed by timber fencing and comprises a well-maintained lawn, complemented by two separate patio areas — perfect for outdoor dining or enjoying the sunshine in warmer months.

Situated in the popular Snow Hill area of Wakefield, the property enjoys close proximity to a wide range of amenities including supermarkets, retail parks, schools, and leisure facilities. The location also benefits from excellent transport links, with easy access to the M1 motorway and Wakefield city centre, making it ideal for commuters.

This is a fantastic opportunity to acquire a modern and well-maintained home in a desirable and convenient location — early viewing is highly recommended.

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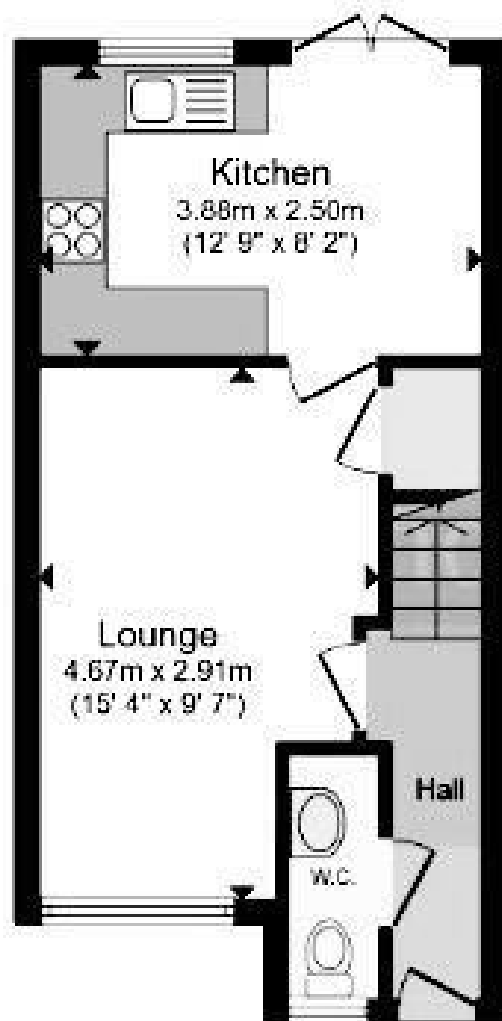
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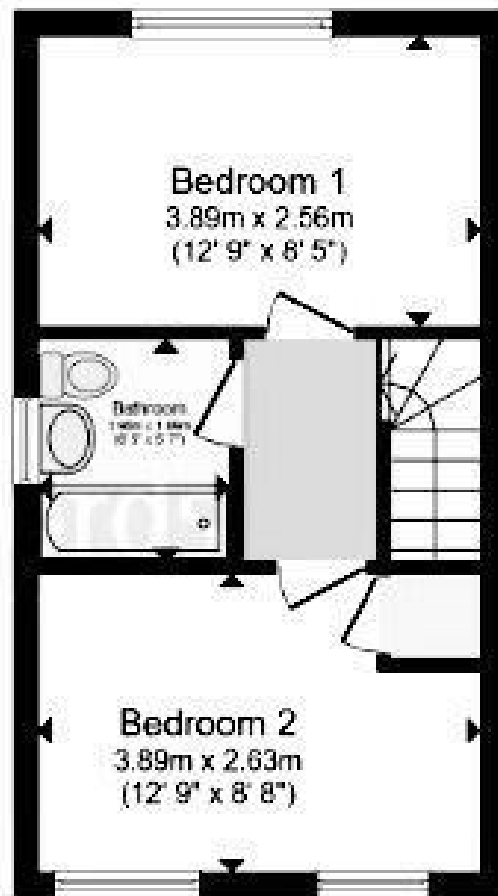








Ground Floor



First Floor

LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(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



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