



HODSONS

£215,000

Main Street

East Ardsley, WF3 2AP

PROPERTY SUMMARY

Spacious Three Bedroom Detached Bungalow in Desirable East Ardsley – In Need of Modernisation

Offered to the market with no onward chain, this double-fronted true bungalow presents a fantastic opportunity for those looking to renovate and create a home to their own taste and specification. Situated in a popular residential area of East Ardsley, Wakefield, the property enjoys easy access to both Leeds and Wakefield city centres, excellent transport links including the nearby M62 and M1, and a range of local amenities, schools, and green spaces.

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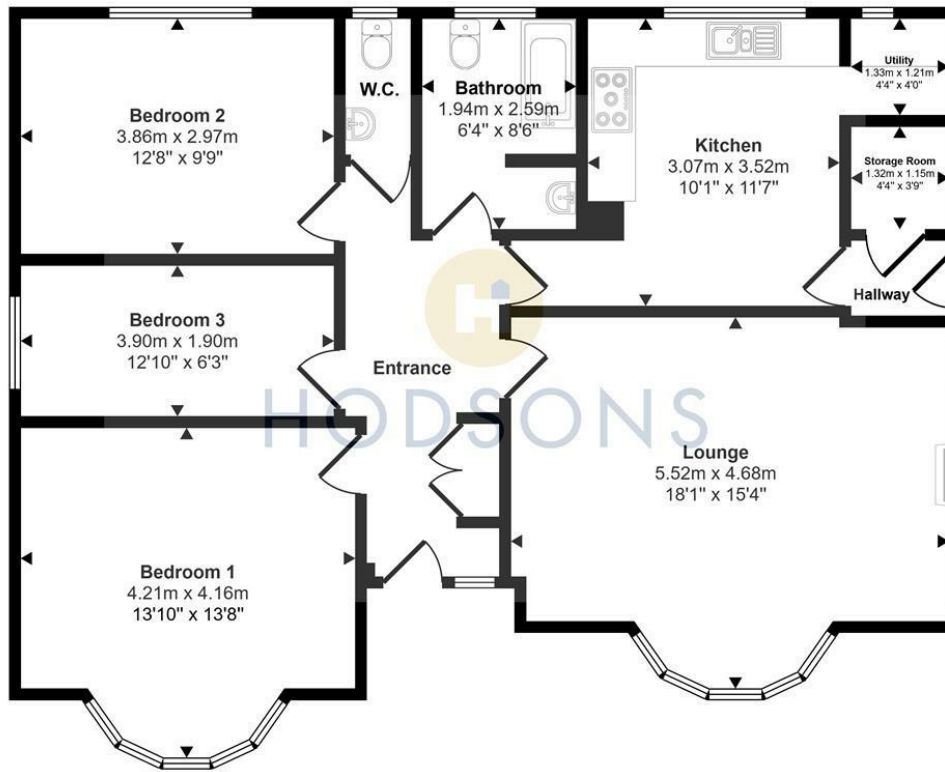


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Approx Gross Internal Area
93 sq m / 1002 sq ft



Floorplan

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

Leeds City Council

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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



OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk