



# HODSONS



ASKING PRICE

**£300,000**

**Stillwell Garth**

Wakefield, WF2 6RW



HODSONS



## PROPERTY SUMMARY

Detached true bungalow in a private cul-de-sac setting in sought-after Sandal, Wakefield. With two bedrooms, spacious living accommodation, gardens, garage, and no onward chain, the property offers excellent potential for updating to suit personal taste.

2



1



1

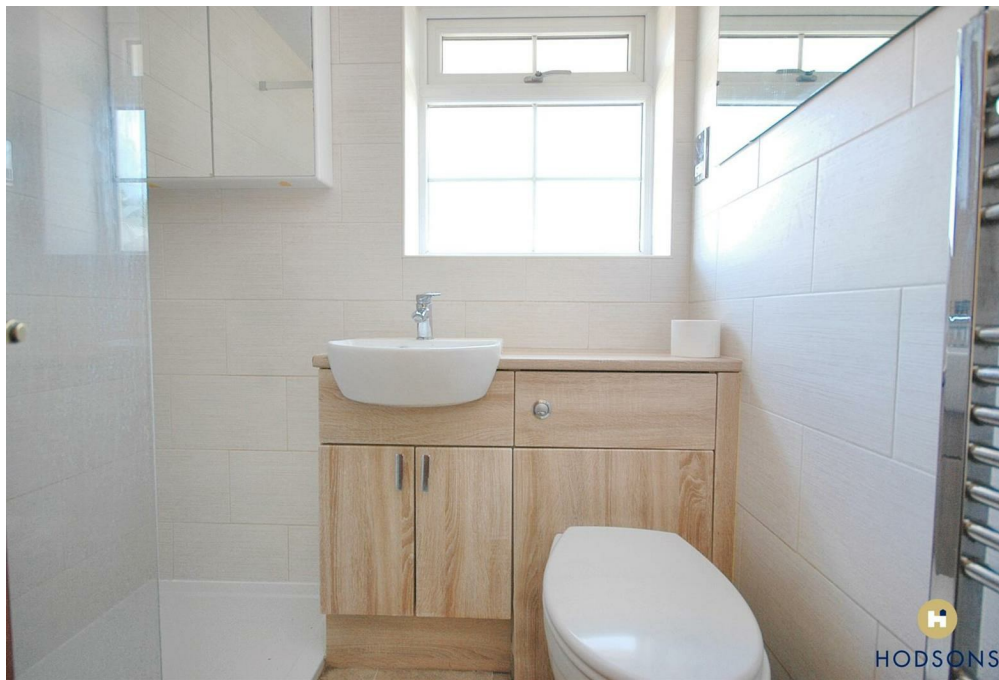




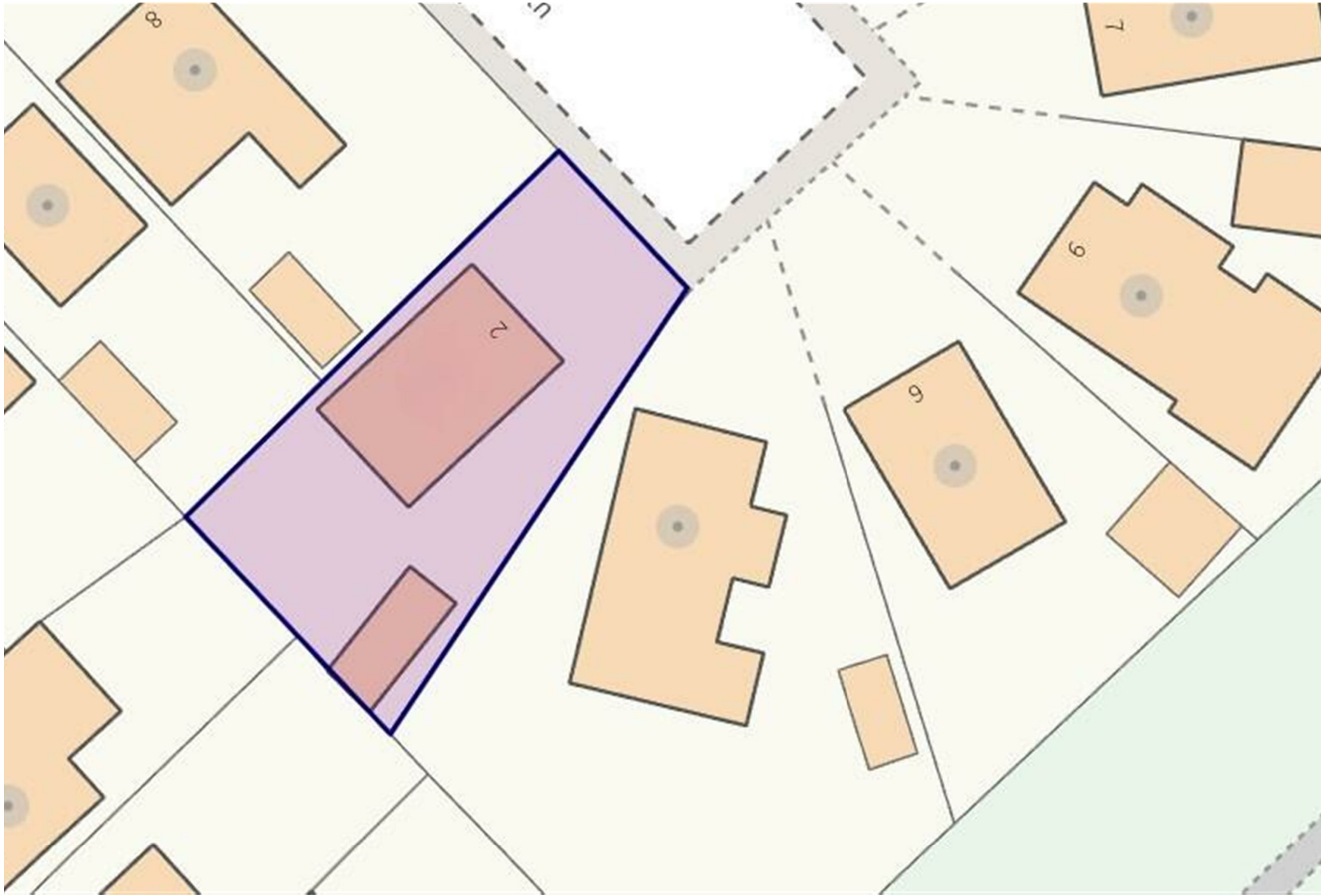


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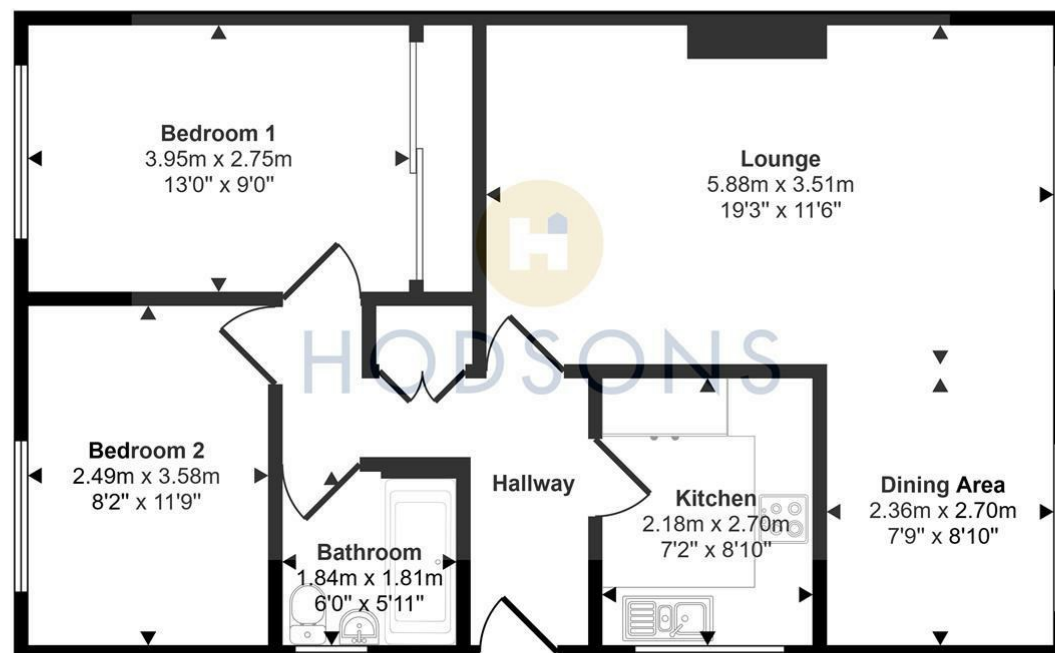








Approx Gross Internal Area  
68 sq m / 737 sq ft



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

Wakefield

## TENURE

Freehold

## COUNCIL TAX BAND

D

## 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		
(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



## OFFICE ADDRESS

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## OFFICE DETAILS

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