



HODSONS

ASKING PRICE

£335,000

Woolgreaves Drive

Wakefield, WF2 6DT



HODSONS

PROPERTY SUMMARY

A generously sized and versatile four bedroom semi detached home in the highly desirable Sandal area of Wakefield. Substantially extended to offer spacious living, including a large lounge, an open plan kitchen/dining/sitting area with French doors to the garden, and four well-proportioned bedrooms. Enclosed lawned garden with a summer house ideal for entertaining or working from home. Excellent local schools, amenities, and commuter links close by.

4



1

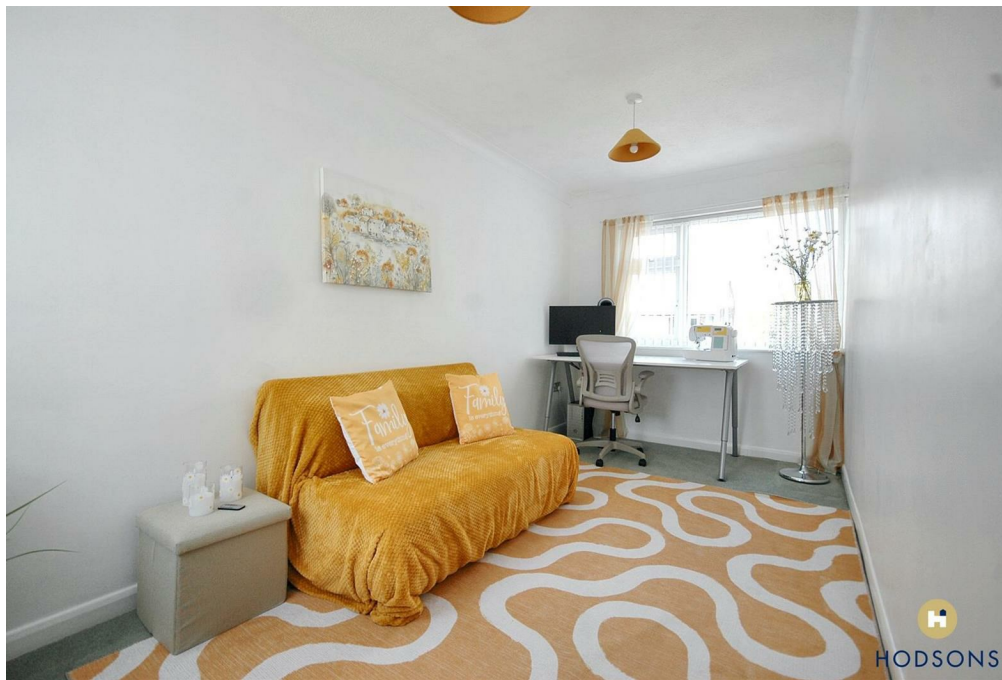
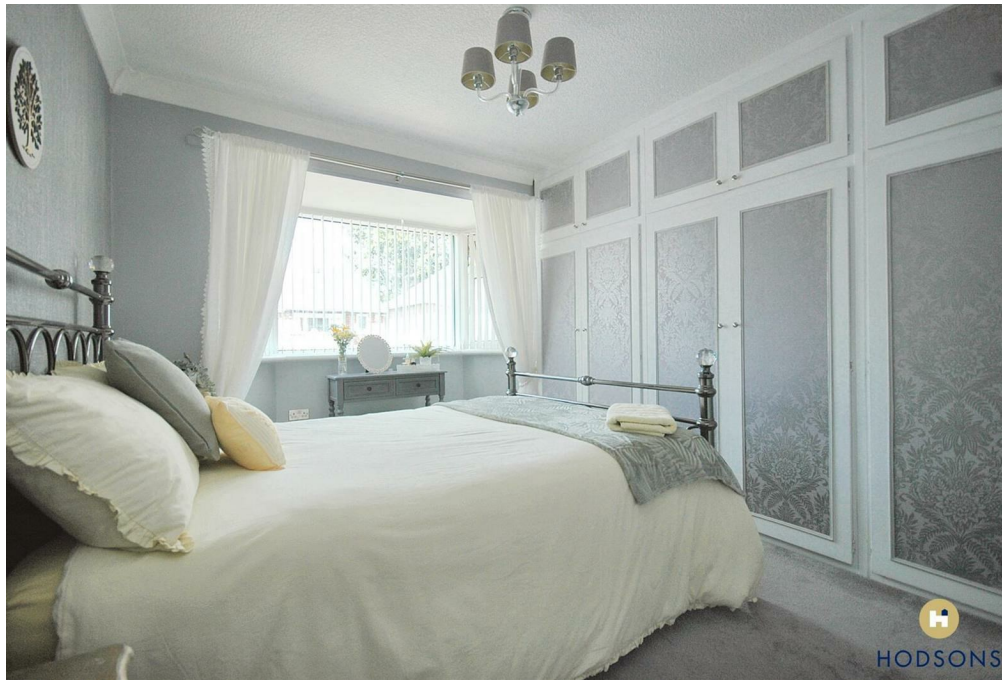


2





HODSONS





HODSONS

LOCAL AUTHORITY

Wakefield

TENURE

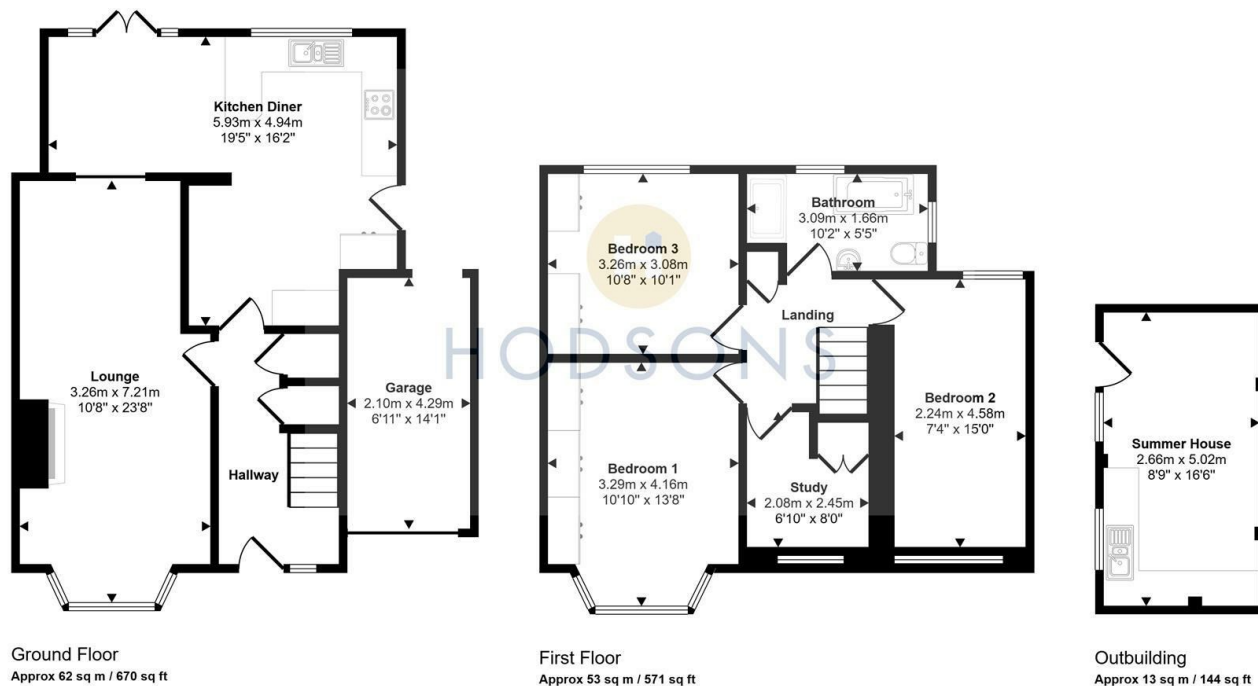
Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Approx Gross Internal Area
129 sq m / 1385 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.

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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