



# HODSONS



ASKING PRICE

**£175,000**

**The Avenue**

Wakefield, WF1 2NP



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## PROPERTY SUMMARY

A three-bedroom semi-detached home in Outwood, offered with no onward chain. Features include a through lounge, kitchen diner, three bedrooms, bathroom, gas central heating, UPVC double glazing, lawned rear garden, and a good-sized single garage. Ideal for first-time buyers or young families, with excellent commuter links.

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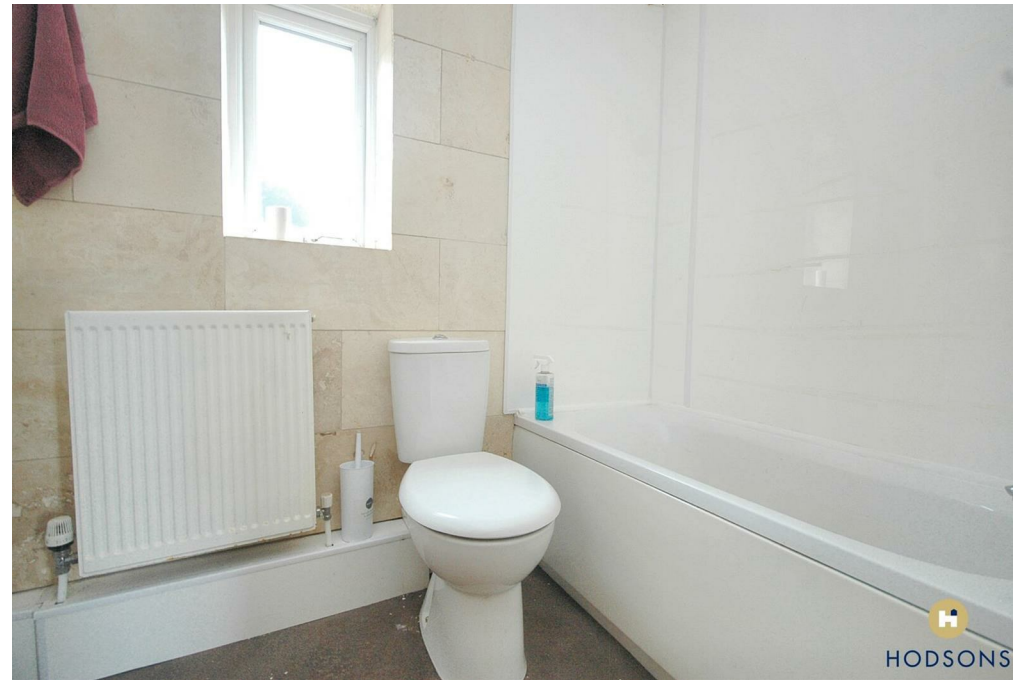






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## OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

## OFFICE DETAILS

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

## LOCAL AUTHORITY

WMDC

## TENURE

Freehold

## COUNCIL TAX BAND

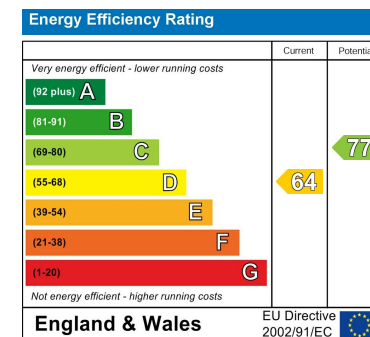
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## VIEWINGS

By prior appointment only



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.



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