



HODSONS

ASKING PRICE

£185,000

Mary Street

Wakefield, WF3 2BW



PROPERTY SUMMARY

A stylish and well-presented two-bedroom end town house, situated in the ever-popular residential area of East Ardsley. Featuring a modern fitted kitchen, spacious lounge, and low-maintenance gardens, this home is perfectly suited for first-time buyers or young professionals. Early viewing is highly recommended.

2



1



1





LOCAL AUTHORITY

Leeds City Council

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		88
(81-91) B		
(69-80) C	71	
(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**

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

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