



# HODSONS



ASKING PRICE

**£650,000**

**Greenside**

Walton, WF2 6NN



HODSONS

## PROPERTY SUMMARY

An individually designed four-bedroom detached family home in one of the area's most sought-after villages, offering three spacious reception rooms, a contemporary kitchen, three bathrooms, gardens and a detached double garage. NO ONWARD CHAIN.

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HODSONS





HODSONS

## 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

Wakefield

## TENURE

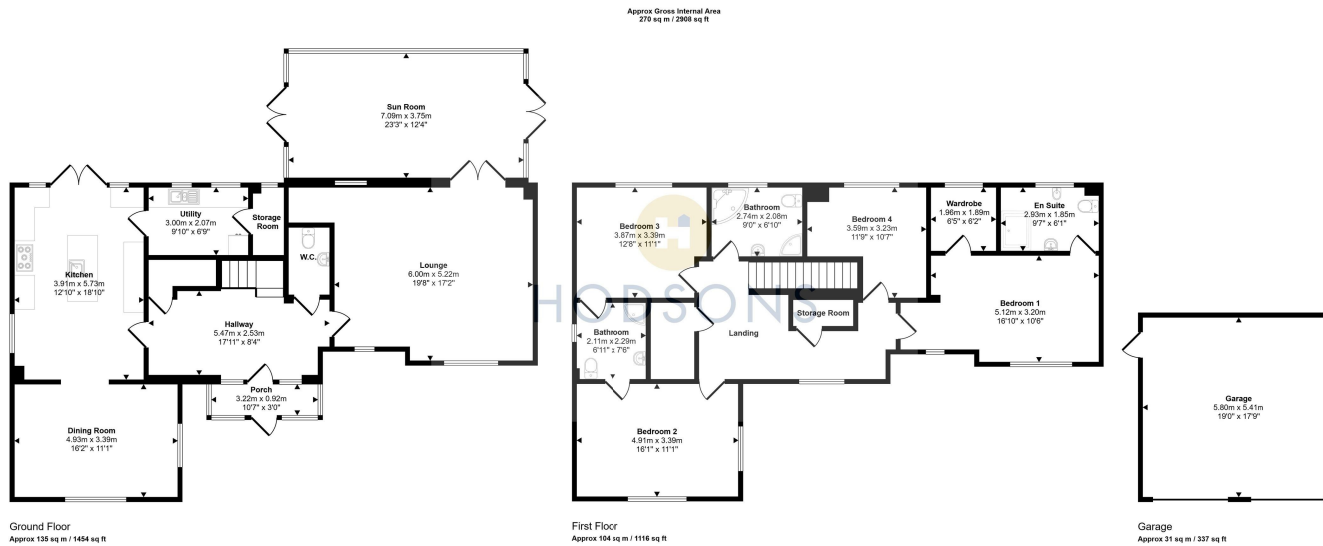
Freehold

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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