



# HODSONS

ASKING PRICE

**£245,000**

**Woolgreaves Drive**

Wakefield, WF2 6DP



HODSONS



## PROPERTY SUMMARY

Spacious three-bedroom semi-detached home with extended accommodation, driveway, detached garage and low-maintenance gardens. Situated in the sought-after area of Sandal, Wakefield, this property offers excellent potential and is available with no onward chain. Ideal for buyers looking to modernise and create a superb family home.

3



1



2











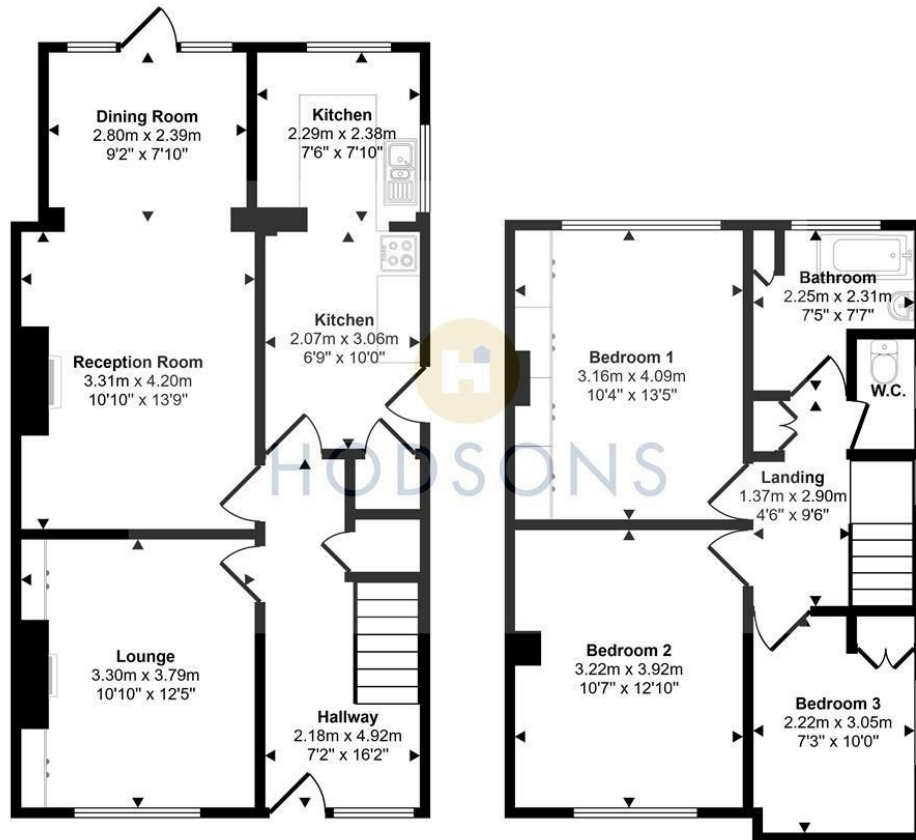




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Approx Gross Internal Area  
105 sq m / 1129 sq ft



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.

## LOCAL AUTHORITY

Wakefield Metropolitan District council

## TENURE


Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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