



HODSONS

ASKING PRICE

£150,000

Harewood Avenue

Normanton, WF6 2HQ

PROPERTY SUMMARY

This three-bedroom mid-terrace home offers spacious accommodation comprising; lounge, fitted kitchen, ground-floor W.C. and a first-floor bathroom with a white suite and separate shower. Featuring uPVC double glazing, gas central heating, and a low-maintenance rear garden, this property is ideal for first-time buyers and comes with no onward chain. Situated in the popular town of Normanton, close to excellent amenities, schools, and transport links.

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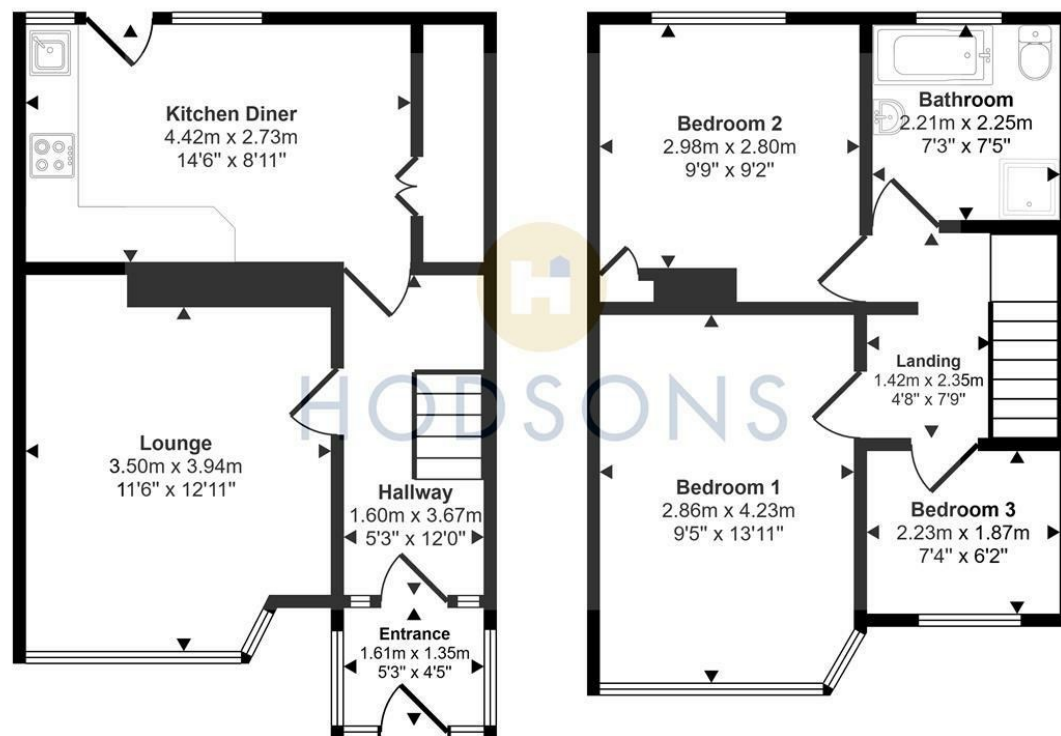








Approx Gross Internal Area
77 sq m / 824 sq ft



First Floor
Approx 38 sq m / 409 sq ft

Ground Floor
Approx 39 sq m / 415 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
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	60	86
(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



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