



HODSONS



ASKING PRICE

**£180,000**

**Rufford Street**

Wakefield, WF2 9PB

## PROPERTY SUMMARY

A well-presented mid-terrace home offered with no onward chain, featuring an entrance lobby, lounge, fitted kitchen, ground floor W.C., separate store room, three bedrooms and a modern bathroom with white suite and shower. Benefits include gas central heating, UPVC double glazing and an enclosed rear garden. An ideal first-time buyer opportunity where early viewing is recommended.

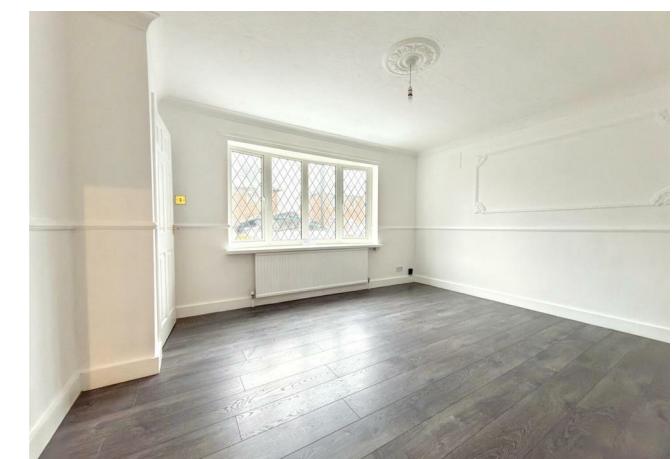
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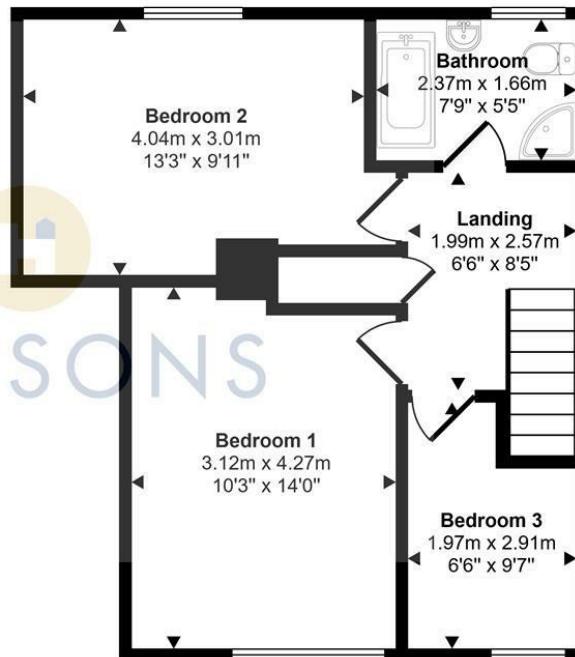
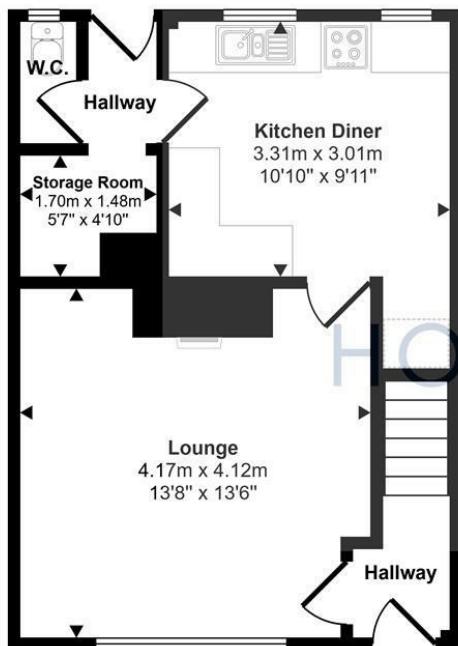








Approx Gross Internal Area  
80 sq m / 866 sq ft

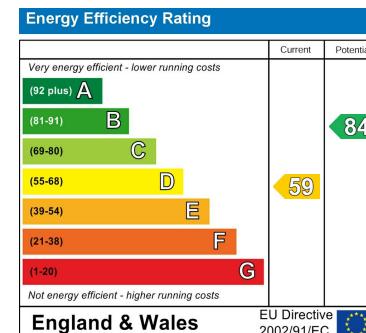


## LOCAL AUTHORITY

TENURE  
Freehold

## COUNCIL TAX BAND

VIEWINGS  
By prior appointment only



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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### OFFICE ADDRESS

37-39 George Street  
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### OFFICE DETAILS

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