



HODSONS



£290,000

Medlock Road

Wakefield, WF4 6JA



## PROPERTY SUMMARY

A beautifully presented modern three-storey end town house, built in 2018 and offering stylish, ready-to-move-into accommodation. Features include a contemporary dining kitchen with integrated appliances, a bright lounge with French doors to a south-facing garden, three double bedrooms including an impressive top-floor master suite, and off-street parking. Ideally located close to the centre of Horbury, with its excellent amenities, schools and commuter links.

3



2

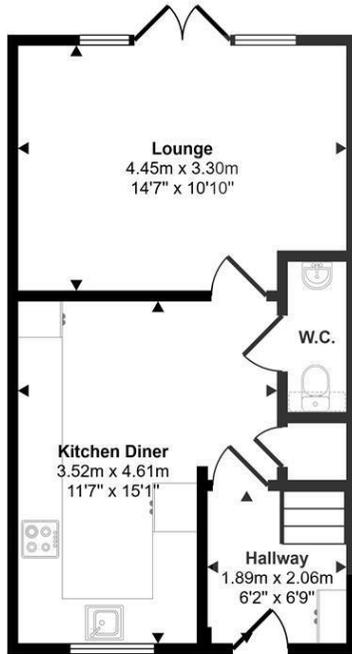


1

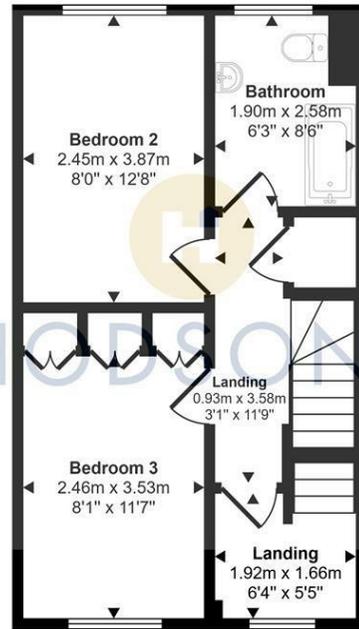




Approx Gross Internal Area  
109 sq m / 1174 sq ft



Ground Floor  
Approx 36 sq m / 387 sq ft



First Floor  
Approx 37 sq m / 395 sq ft



Second Floor  
Approx 36 sq m / 392 sq ft

Denotes head height below 1.5m

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

**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>95</b>
(81-91) <b>B</b>		<b>85</b>	
(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



**OFFICE ADDRESS**  
37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**  
01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk