



HODSONS

ASKING PRICE

£250,000

Wynthorpe Road

Wakefield, WF4 5BB



HODSONS

This traditional three-bedroom semi-detached house offers a fantastic opportunity for buyers looking to create their dream home. Chain-free this home is brimming with potential, requiring a scheme of modernisation to truly bring it to life.

Upon entering, you'll find a lounge complemented by a separate dining room. The kitchen space, ripe for renovation, offers the chance to design a modern, functional hub for the home. Upstairs, there are three well-proportioned bedrooms, providing ample space for family living or a home office. The bathroom and separate W.C. offer practical living solutions, with scope for reconfiguration to suit contemporary tastes.

The property boasts gardens to both the front and rear, with the rear garden offering a private outdoor retreat for relaxation or gardening enthusiasts. A driveway to the side provides off-road parking.

Situated in highly desirable Horbury, this property benefits from a prime position in a vibrant community. Horbury is renowned for its charming character, offering an array of local amenities including boutique shops, cafes, and welcoming pubs. Families will appreciate the excellent local schools, while professionals will enjoy the convenient transport links to Wakefield, Leeds, and the M1 motorway. For those who love the outdoors, Horbury is surrounded by picturesque countryside, perfect for walks.

3



1

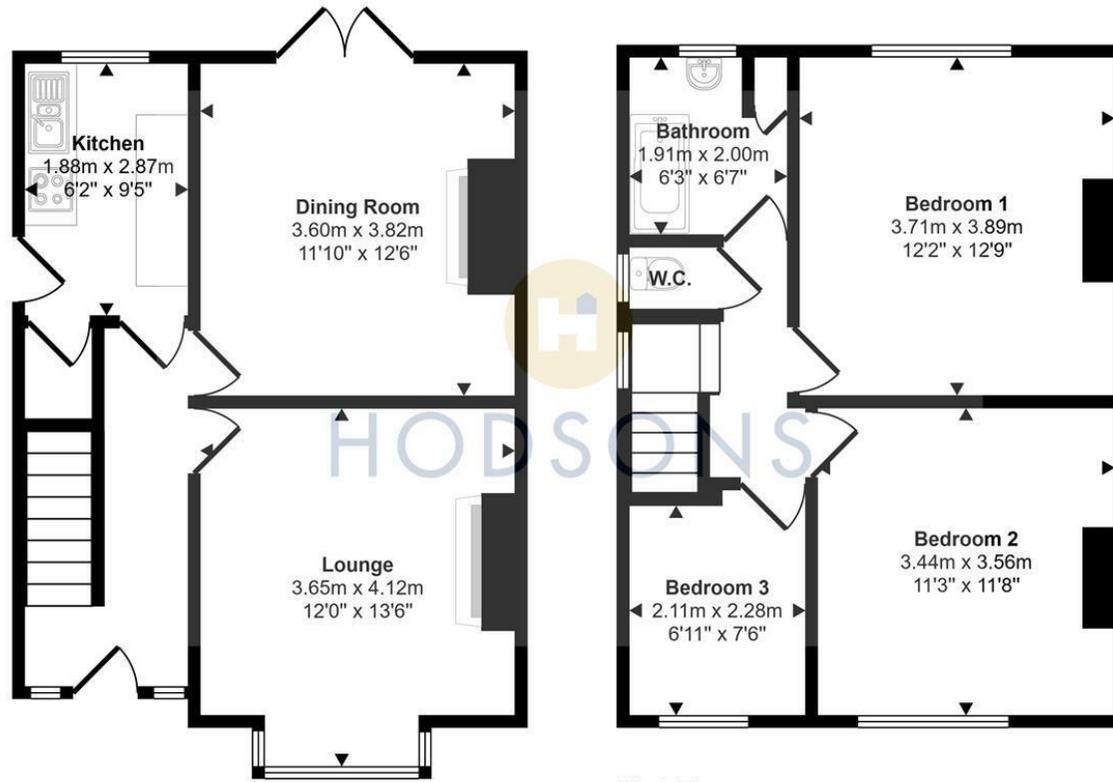


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Approx Gross Internal Area  
86 sq m / 924 sq ft



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

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
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**

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**OFFICE DETAILS**

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