



HODSONS



£410,000

Batley Road

Wakefield, WF2 0AN



PROPERTY SUMMARY

A detached four-bedroom family home enjoying an elevated position, offering bright and spacious accommodation with established gardens, ample parking and an integral double garage. Requiring updating but presenting an excellent opportunity for a growing family, the property is offered with no onward chain.

4



1



2





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LOCAL AUTHORITY

Wakefield

TENURE

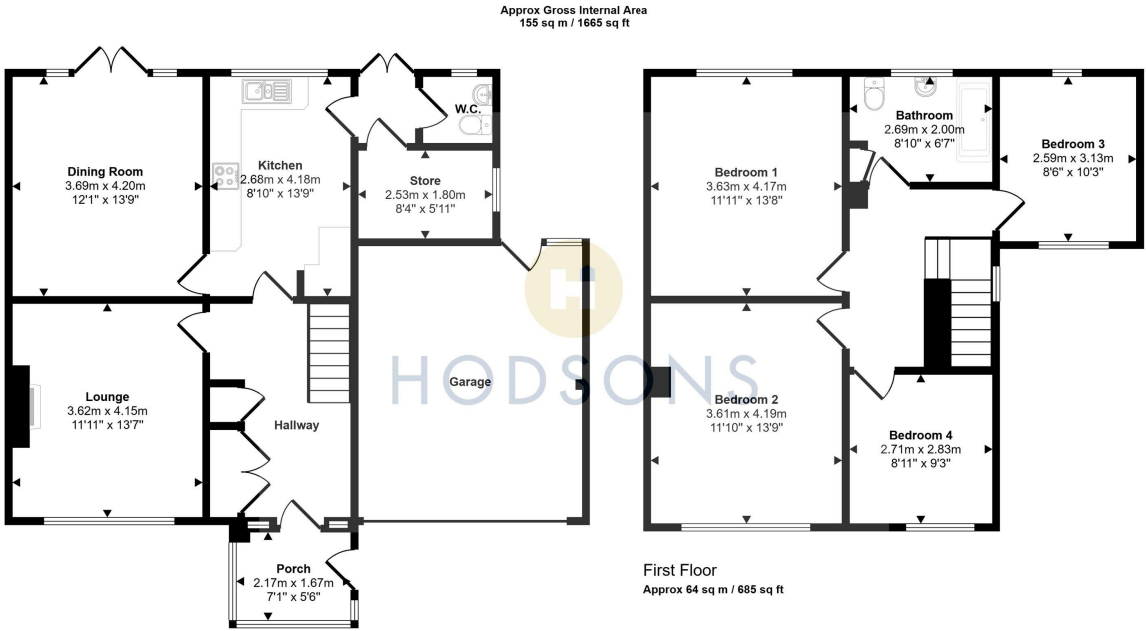
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Current rating: 57
Potential rating: 76

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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