



ASKING PRICE

£695,000

St. Helens Grove

Wakefield, WF2 6RR



HODSONS

PROPERTY SUMMARY

An exceptional and substantially extended five-bedroom detached family home occupying a prominent corner plot in the highly regarded area of Sandal. Beautifully presented throughout and further enhanced by the current owners with a high-end contemporary kitchen, upgraded en-suite shower room, and solar panels for improved energy efficiency, this impressive property offers generous and versatile living space ideal for modern family life.

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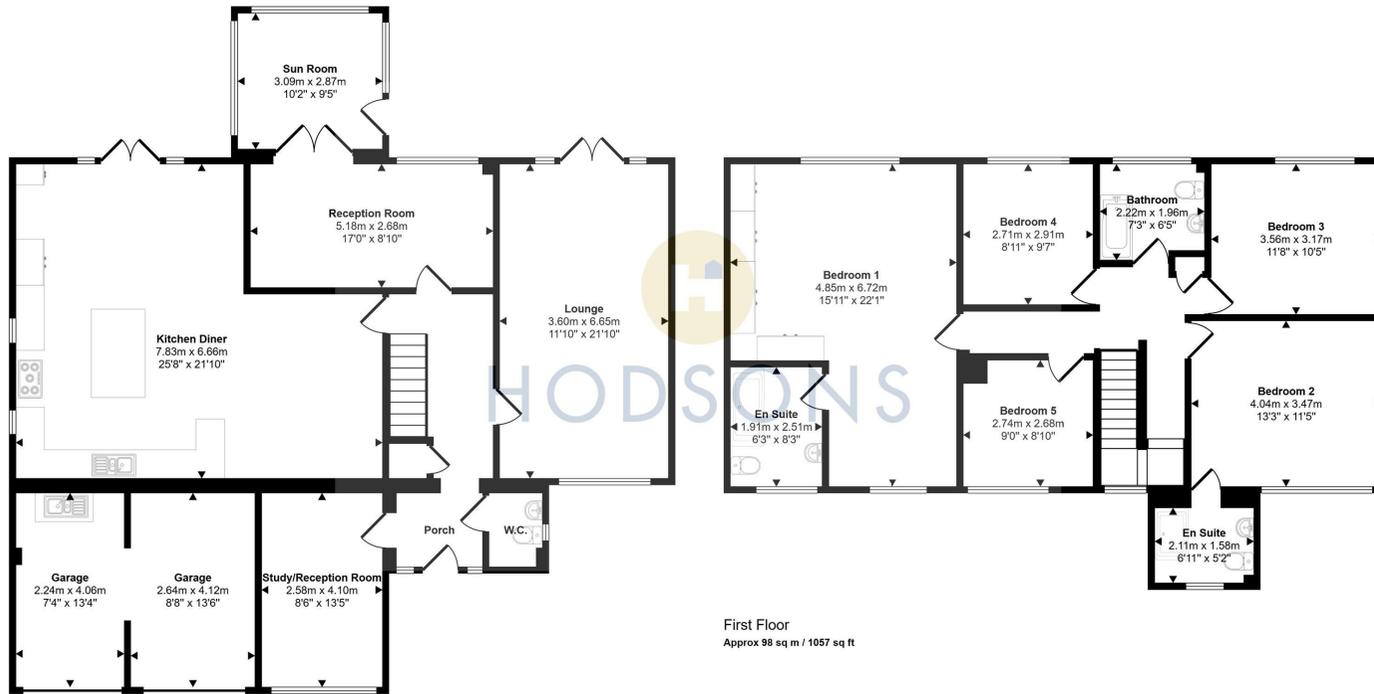
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Approx Gross Internal Area
241 sq m / 2590 sq ft



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 Snaggy 360.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	

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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