



HODSONS



OFFERS IN EXCESS OF

£265,000

Bolus Lane

Wakefield, WF1 3DT

PROPERTY SUMMARY

A superbly presented traditional semi-detached home, finished to a high standard throughout and offering stylish, well-planned accommodation ideal for modern living. Featuring two generous double bedrooms, attractive landscaped gardens designed for entertaining, off-road parking to both the front and rear, and a versatile outbuilding, this impressive property is conveniently located just off Leeds Road in the popular area of Outwood.

2



2



1









LOCAL AUTHORITY

Wakefield

TENURE

Freehold

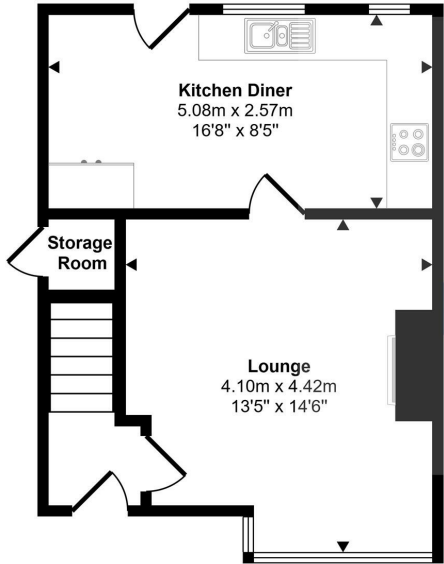
COUNCIL TAX BAND

B

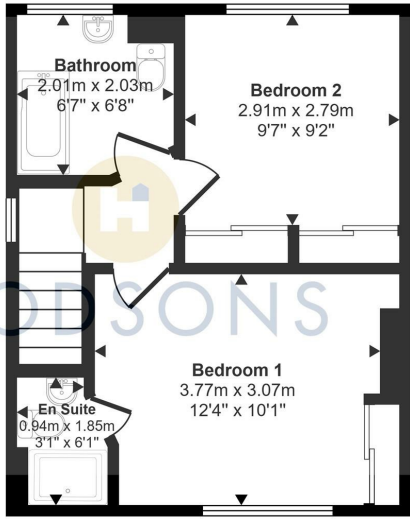
VIEWINGS

By prior appointment only

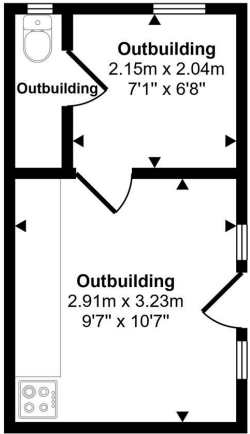
Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 33 sq m / 359 sq ft



Outbuilding
Approx 16 sq m / 172 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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



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

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