



HODSONS

ASKING PRICE

£188,000

Ferry Lane

Wakefield, WF3 4JU



HODSONS

PROPERTY SUMMARY

A traditional semi-detached home offered with no onward chain, ideal for first-time buyers. Well presented throughout, the property features a spacious lounge with feature fireplace, a modern dining kitchen with integrated appliances, two good size bedrooms and a contemporary shower room. Enjoying low-maintenance gardens, a detached rear garage and outstanding open views over fields, this home is located in the popular village of Stanley, well placed for amenities, schools and excellent commuter links.

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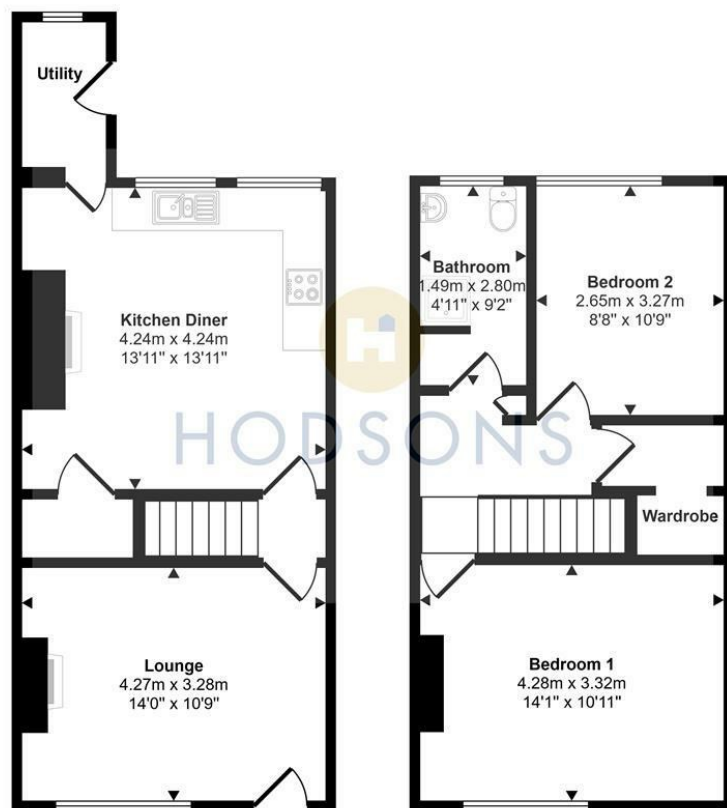








Approx Gross Internal Area
77 sq m / 827 sq ft



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 Metropolitan District council

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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