



HODSONS



ASKING PRICE

£285,000

Pugneys Avenue

Wakefield, WF4 3FT



PROPERTY SUMMARY

A modern three-storey semi-detached home in the popular village of Crigglestone, offering versatile living space ideal for growing families. Featuring a dining kitchen with French doors, converted garage providing two additional ground-floor rooms, a first-floor lounge, four bedrooms including a top-floor master with en suite, off-road parking and an enclosed rear garden. Well placed for local amenities, schools and commuter links.

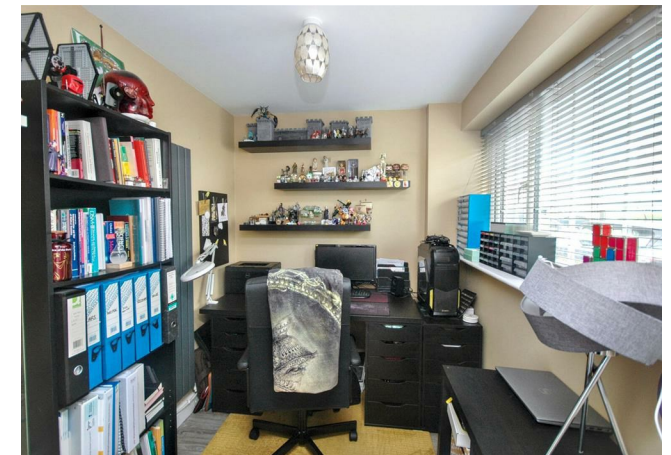
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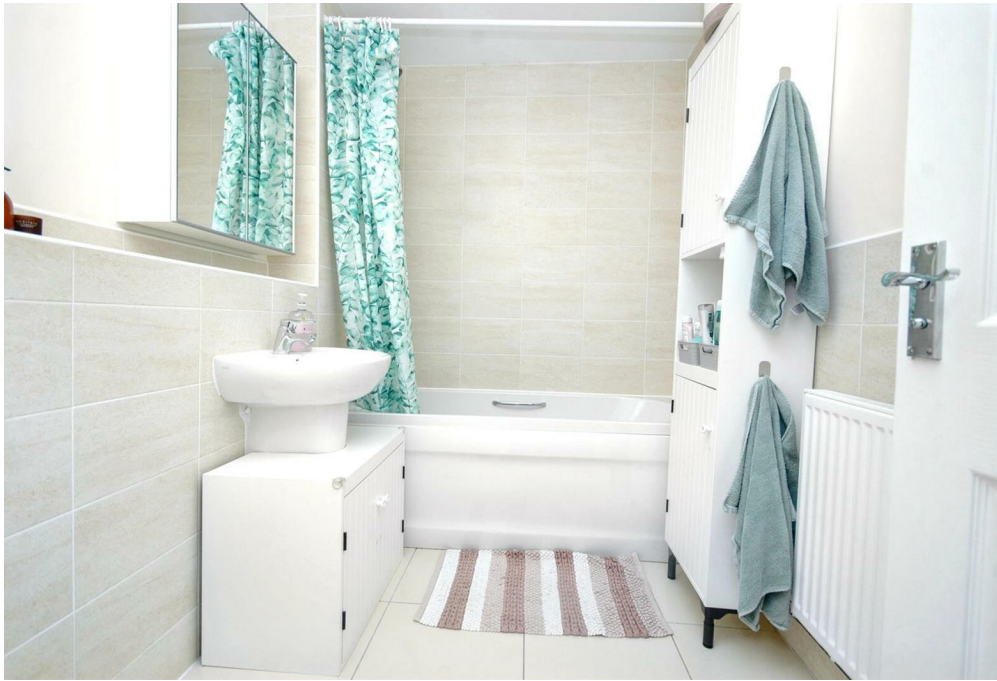
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LOCAL AUTHORITY

Wakefield

TENURE


Freehold

COUNCIL TAX BAND

D

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		
(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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