



HODSONS



ASKING PRICE

**£650,000**

**Willow Beck**

Wakefield, WF4 2QB

## PROPERTY SUMMARY

A beautifully extended family home enjoying a pleasant cul-de-sac position in the highly regarded village of Notton. Offering versatile living space ideal for modern family life, the property features generous ground-floor accommodation, four well-proportioned bedrooms, a superb master suite, and attractive gardens to both front and rear, together with a driveway and integral double garage.

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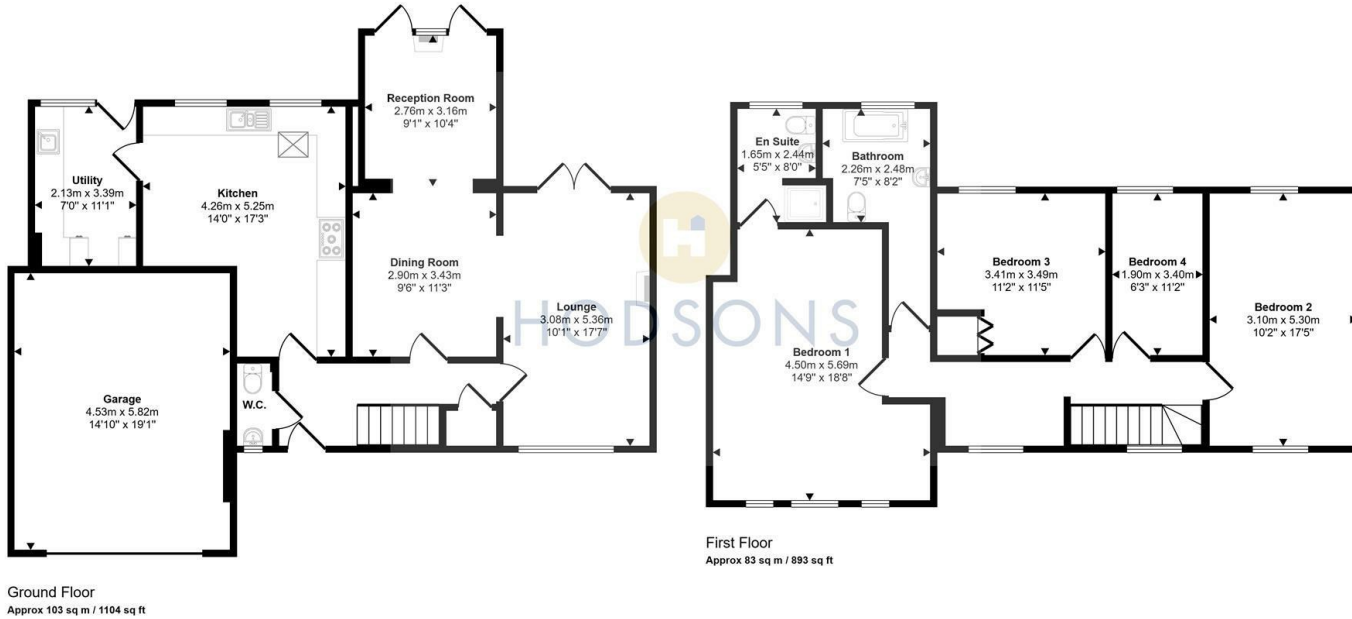








Approx Gross Internal Area  
186 sq m / 1998 sq ft



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

## TENURE


Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

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

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### OFFICE DETAILS

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