



HODSONS



ASKING PRICE

£140,000

Harrap Street

Wakefield, WF2 9LW



HODSONS

PROPERTY SUMMARY

Offered for sale with no onward chain is this mid terrace property, ideally situated in a convenient location close to a wide range of local amenities. Requiring a programme of modernisation and improvement, the property presents an excellent opportunity for investors, first-time buyers or those looking to create a home to their own specification. The accommodation includes a lounge, fitted galley kitchen, two bedrooms and a bathroom, together with a surprisingly generous lawned rear garden.

2

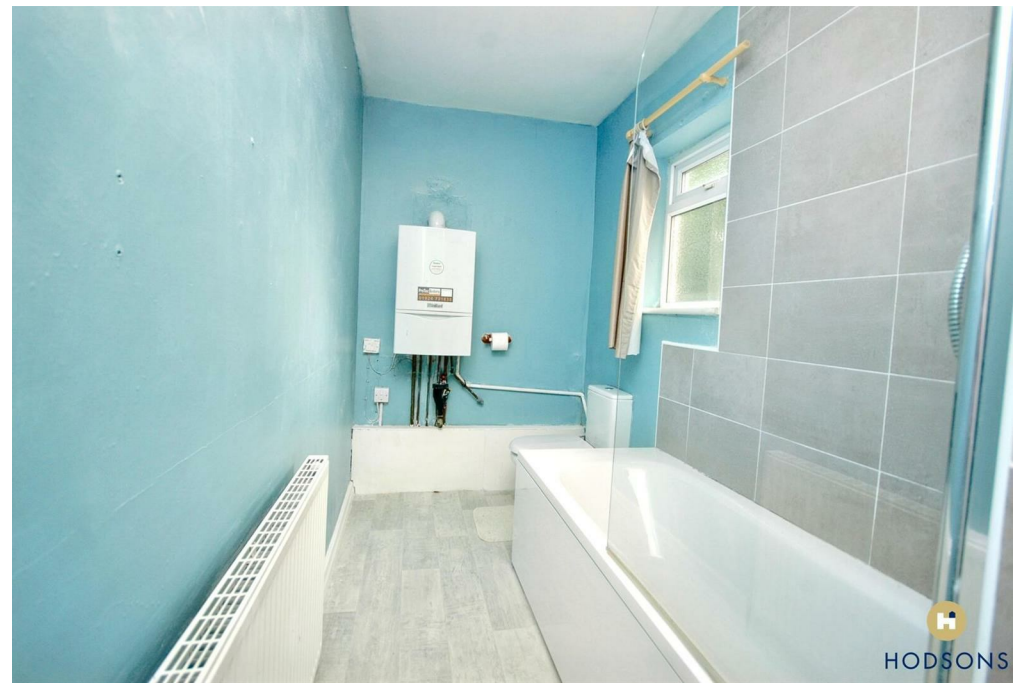


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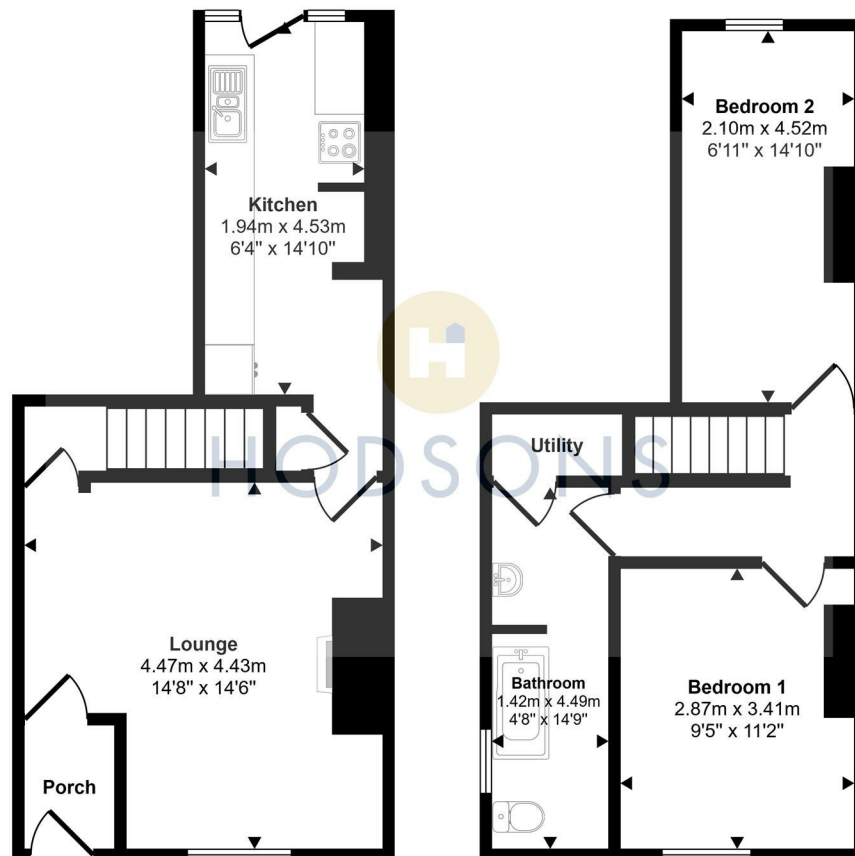


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Approx Gross Internal Area
67 sq m / 721 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft

First Floor
Approx 33 sq m / 360 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

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



OFFICE ADDRESS

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OFFICE DETAILS

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