



HODSONS

ASKING PRICE

**£280,000**

**Thornhill Close**

Wakefield, WF2 6NT



HODSONS

## PROPERTY SUMMARY

A well presented and extended three bedroom semi detached property, occupying a pleasant position at the end of a cul-de-sac in the highly regarded area of Walton. Offering spacious and versatile accommodation, the property includes a modern dining kitchen with French doors to the rear garden, additional sitting room, utility with shower facilities and a ground floor W.C. Together with off-street parking, an integral garage and an enclosed garden ideal for families, this makes an excellent home in a convenient and sought after location.

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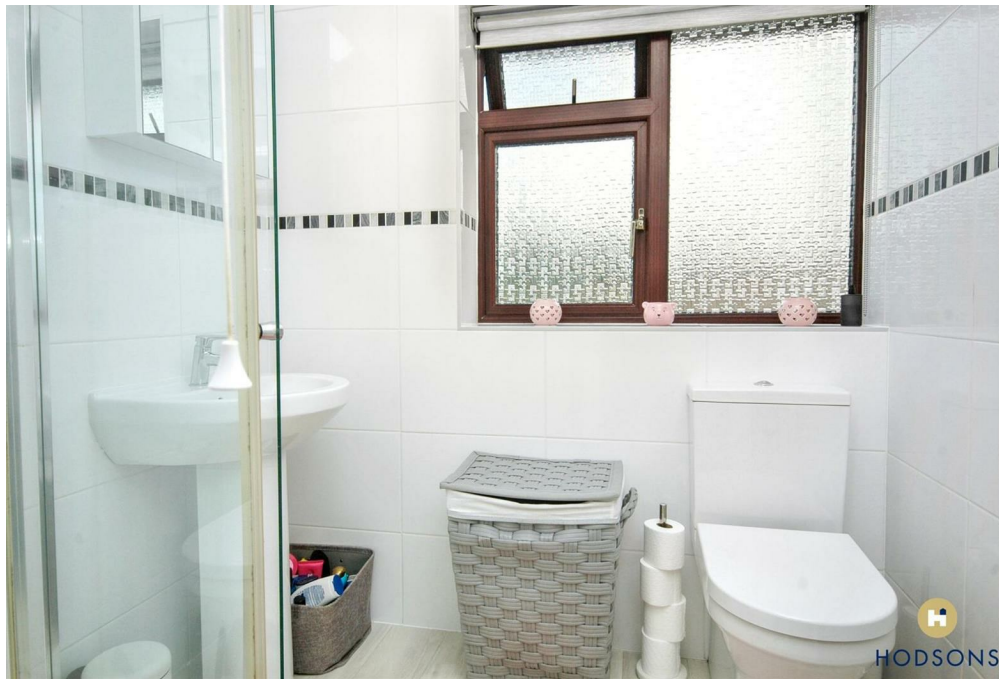


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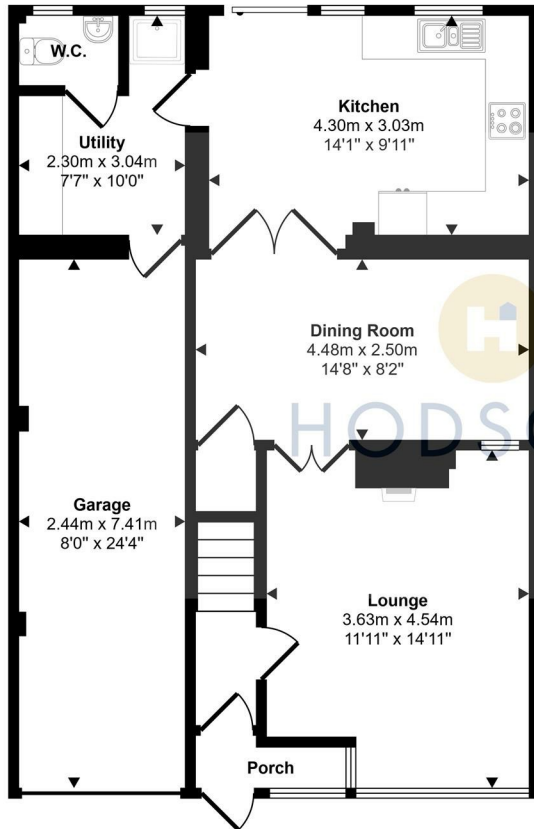
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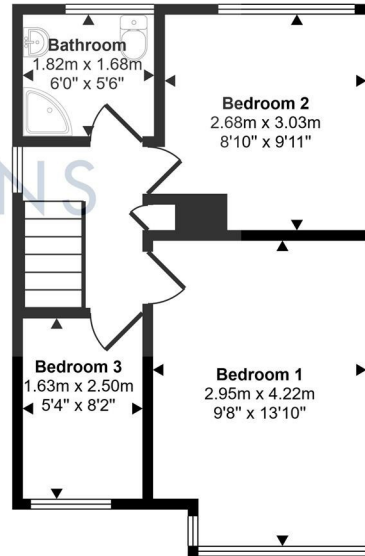


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Approx Gross Internal Area  
108 sq m / 1163 sq ft



Ground Floor  
Approx 75 sq m / 807 sq ft



First Floor  
Approx 33 sq m / 356 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**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
<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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