



HODSONS

ASKING PRICE

£225,000

Leeds Road

Wakefield, WF1 2JQ



PROPERTY SUMMARY

Situated on the ever-popular Leeds Road, this well proportioned three-bedroom semi-detached home offers spacious family accommodation, off-road parking and a garage, whilst enjoying excellent access to Wakefield city centre, local schools, shops and transport links. The property features two reception rooms, a useful pantry, low-maintenance gardens and three first-floor bedrooms, making it an ideal purchase for first-time buyers, growing families or commuters alike.

3



1

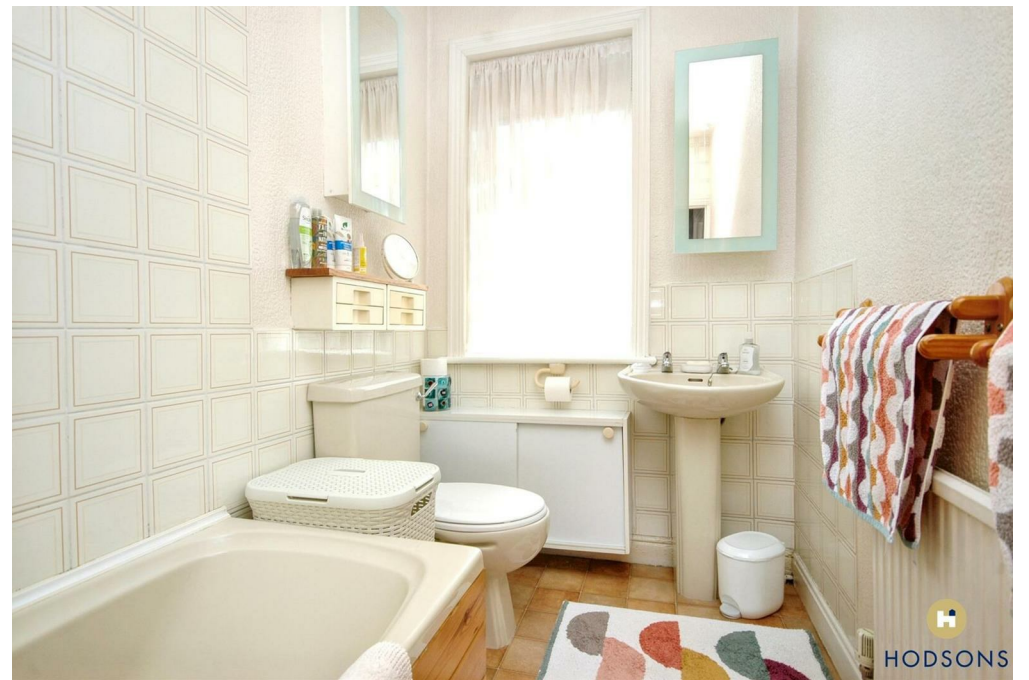


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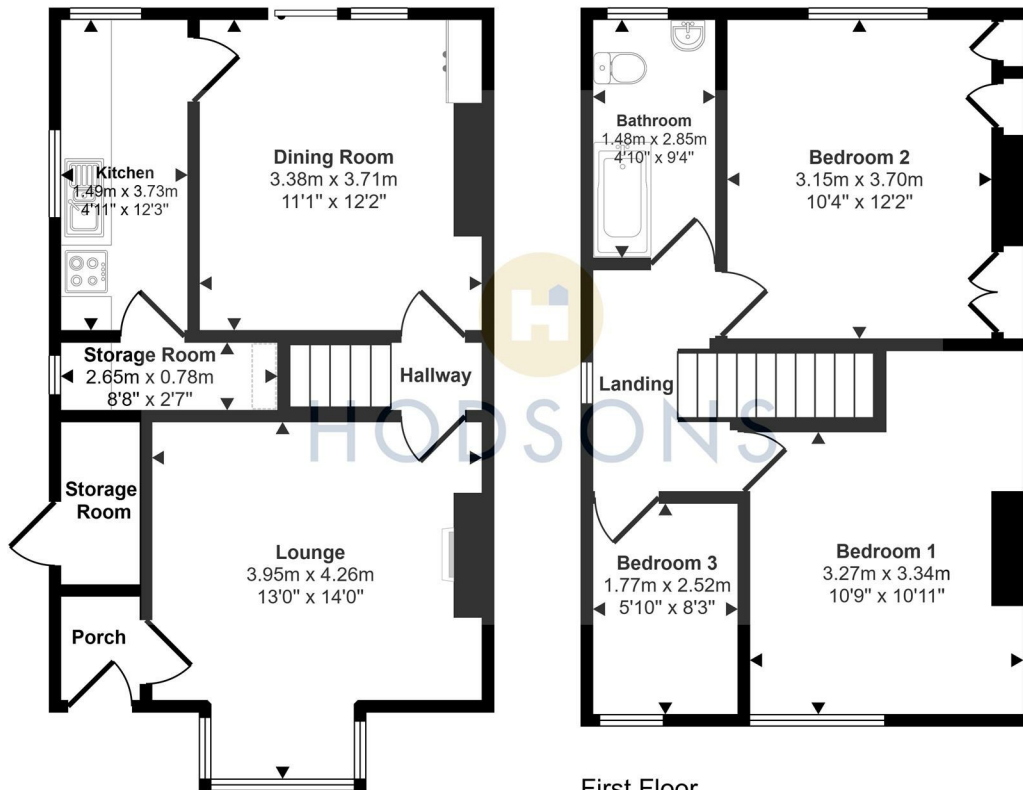
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Approx Gross Internal Area
85 sq m / 918 sq ft



First Floor
Approx 43 sq m / 461 sq ft

Ground Floor
Approx 42 sq m / 457 sq ft

Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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