



HODSONS

ASKING PRICE

£320,000

Wynthorpe Road

Wakefield, WF4 5BB



PROPERTY SUMMARY

NO ONWARD CHAIN A delightful traditional three-bedroom semi-detached home occupying a popular position within the highly regarded Horbury. Offering well-presented accommodation throughout, the property combines character features with modern conveniences, including a lounge with feature wood burning stove, separate dining room/coming sitting room, contemporary bathroom, integral garage and an established private rear garden. Ideally suited to families and professional couples alike, this attractive home enjoys excellent access to local amenities, schools and transport links.

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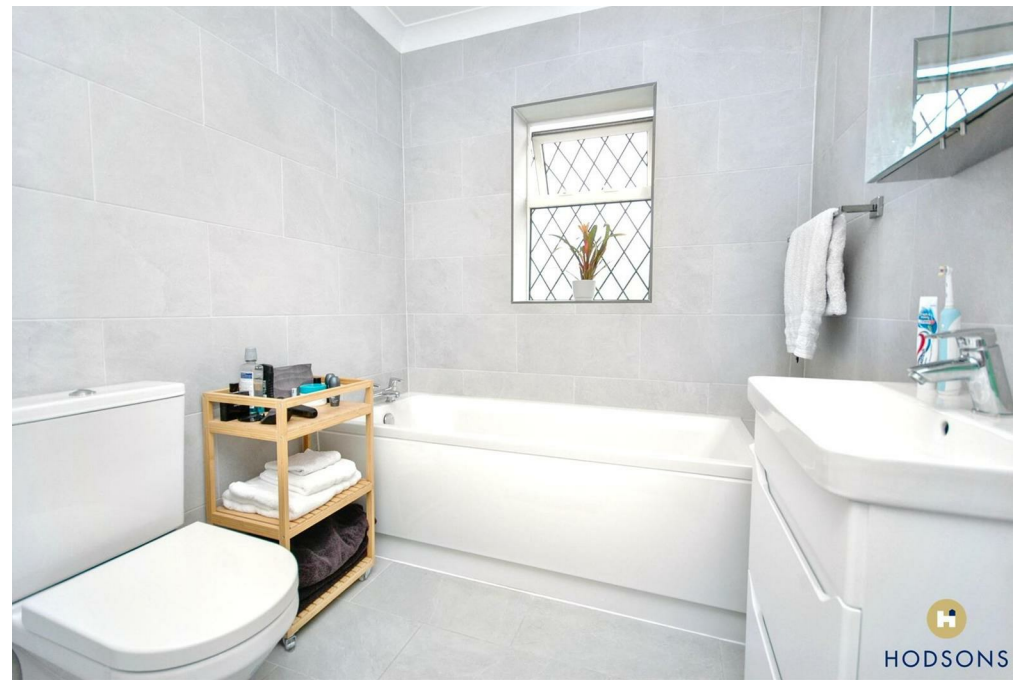


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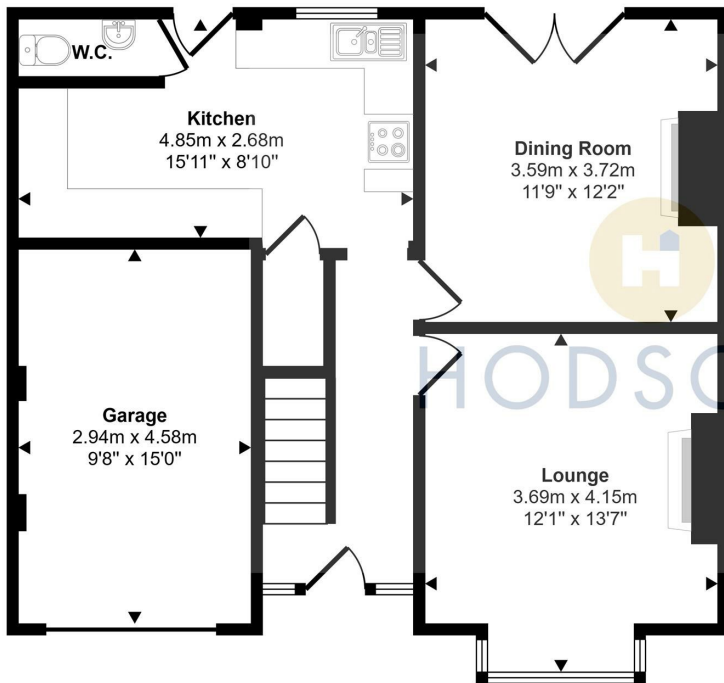
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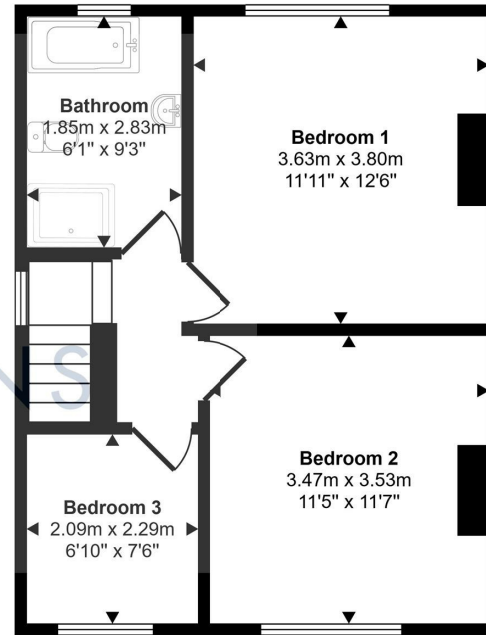
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Approx Gross Internal Area
107 sq m / 1155 sq ft



Ground Floor
Approx 65 sq m / 700 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.



First Floor
Approx 42 sq m / 455 sq ft

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



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