



HODSONS



ASKING PRICE

**£269,950**

**School Lane**

Wakefield, WF2 6NR



HODSONS



## PROPERTY SUMMARY

Located in the heart of the highly regarded village of Walton this is a most attractive and characterful stone cottage. The well presented accommodation is just as ideal for a professional couple as it is a single person and briefly comprises entrance lobby with utility cupboard off, lounge with feature fireplace, separate dining room, fitted kitchen, ground floor cloakroom, two bedrooms and a bathroom with modern white suite including a shower in tiled and glazed cubicle. The property has double glazing to the window units, a gas central heating system and a small lawned garden to the front and a driveway for off road parking.

Walton is a popular commuter village situated approximately 3 miles south of Wakefield, adjacent to scenic open countryside the village has a small range of shops, a pub and well regarded junior school. This property is offered with no onward chain and a viewing is recommended.

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1



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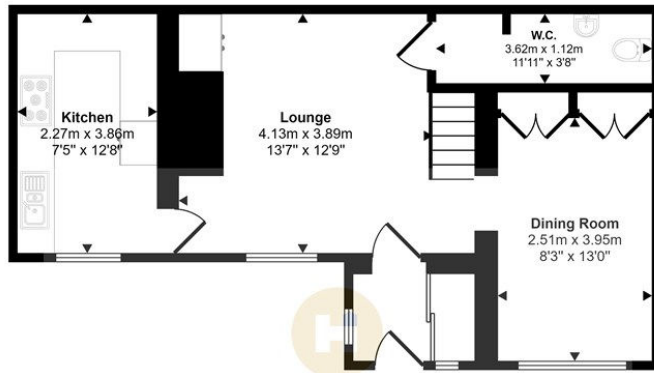
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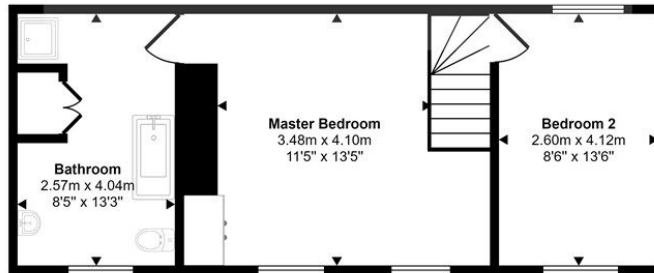
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Approx Gross Internal Area  
92 sq m / 990 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft



First Floor  
Approx 43 sq m / 465 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 Metropolitan District council

## TENURE

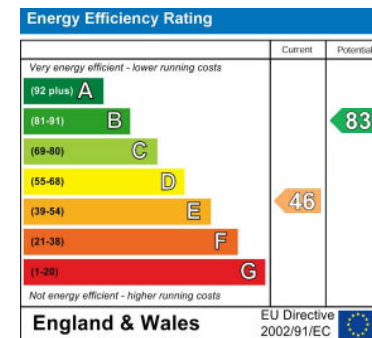
Freehold

## COUNCIL TAX BAND

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## VIEWINGS

By prior appointment only



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

37-39 George Street  
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## OFFICE DETAILS

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