



# HODSONS



ASKING PRICE

**£230,000**

**Nevile Drive**

Wakefield, WF2 6UB





## PROPERTY SUMMARY

This semi detached home was built by Engie in 2021 and provides well appointed living accommodation. Tastefully presented throughout, a viewing is recommended and will reveal living space briefly comprising; an entrance hall with cloakroom w/c off, a most impressive open-plan kitchen, living and dining area space complete with quality units and French doors giving access to the rear garden.

To the first floor are two double bedrooms (one with en suite shower room) and a separate wet room.

Outside there is a tarmac driveway providing off-road parking to the front, whilst to the rear is an enclosed garden consisting of a small paved patio area leading out to a lawned garden.

Waterton Green is a highly regarded development exclusively for the over 55s. The residents are able to take advantage of the community Hub where there are communal facilities on offer.

This home is offered to the market with no onward chain

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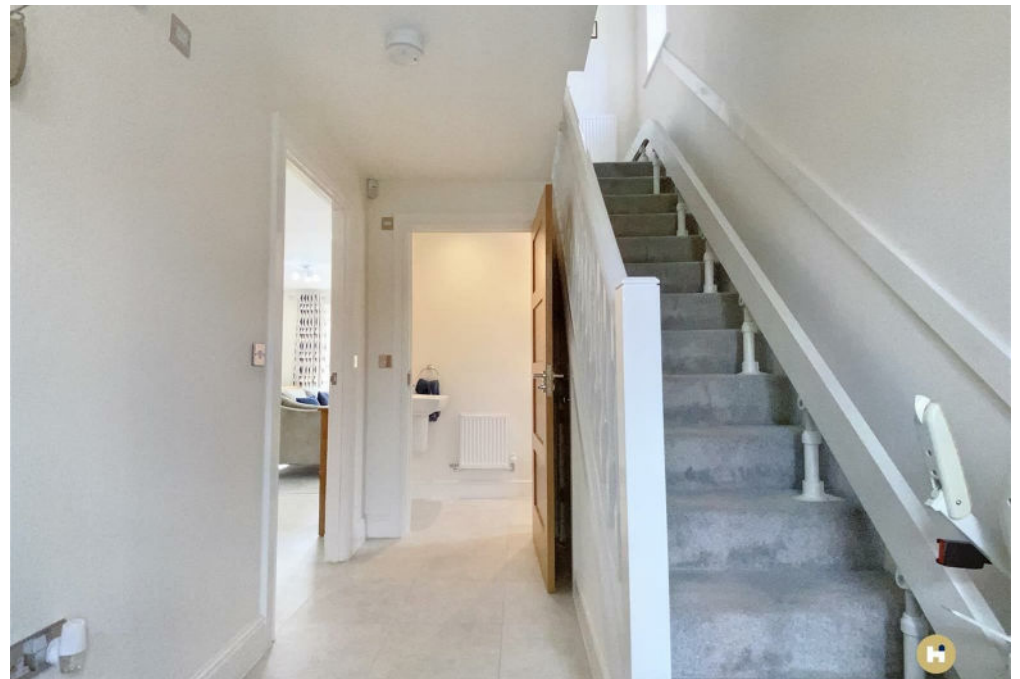


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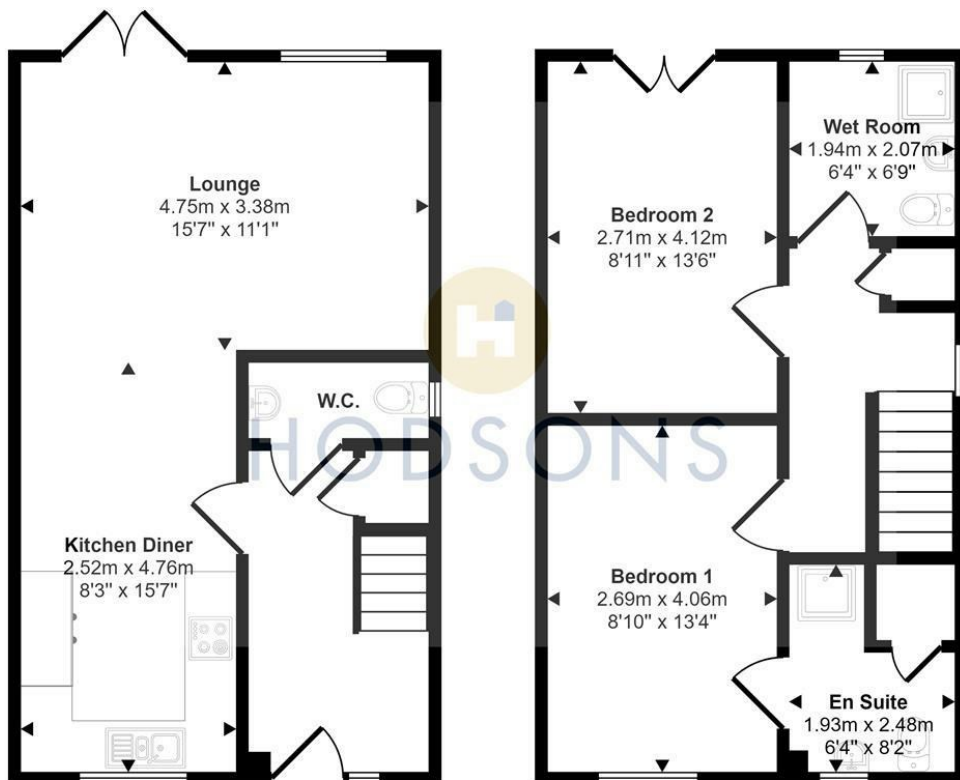








Approx Gross Internal Area  
80 sq m / 858 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft

First Floor  
Approx 40 sq m / 431 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**

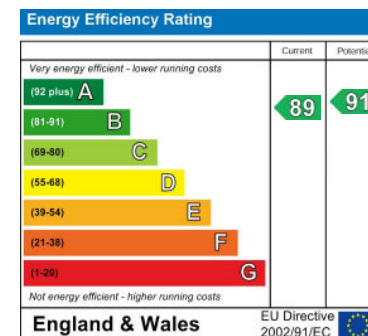
Leasehold

**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**

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**OFFICE DETAILS**

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