



# HODSONS



OFFERS IN EXCESS OF

**£300,000**

**Canal Lane**

Wakefield, WF3 3HN



HODSONS



## PROPERTY SUMMARY

This modern detached true bungalow is located within a well regarded residential area close to an extensive range of amenities. The well planned accommodation is tastefully presented throughout and with spacious accommodation is equally suited to family buyers or retiring couples. Briefly comprising entrance hall, lounge, fitted dining kitchen, three bedrooms, bathroom and utility room.

To the front is a secure gated drive providing ample off road parking which in turn leads to an integral single garage. At the rear is a fully enclosed garden which is relatively low maintenance being mostly laid to lawn.

Canal Lane is conveniently located to access wide range of local facilities including shops, public houses and schools for all age groups. The commuter is well served by the nearby Outwood train station as well as the M1 and M62 motorways both of which are within 2 miles.

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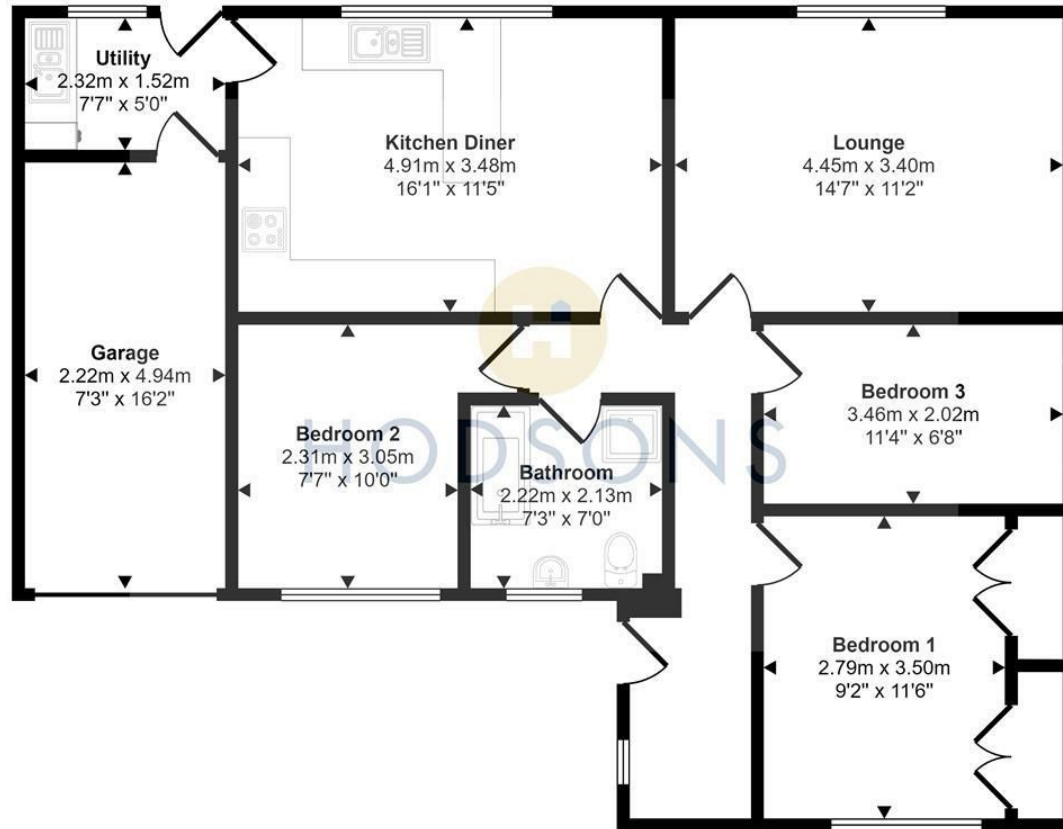




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Approx Gross Internal Area  
92 sq m / 985 sq ft



Floorplan

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**

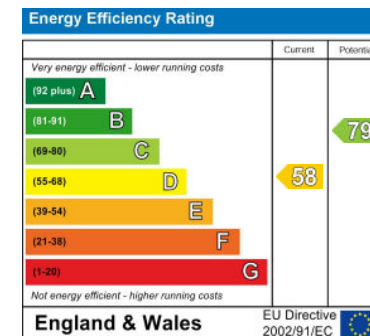
Freehold

**COUNCIL TAX BAND**

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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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