



HODSONS



ASKING PRICE

£165,000

Cliff Park Avenue

Wakefield, WF1 2DW



PROPERTY SUMMARY

A semi detached true bungalow which is offered to the market with no onward chain. The property is conveniently located to access a wide range of amenities and provides accommodation which briefly comprises; entrance hall, lounge, kitchen, conservatory, two bedrooms and a shower room. The bungalow requires a scheme of cosmetic improvement and has a gas central heating system along with UPVC double glazing to window units. There are low maintenance gardens to front and rear and a drive provides off road parking leading to a single garage.

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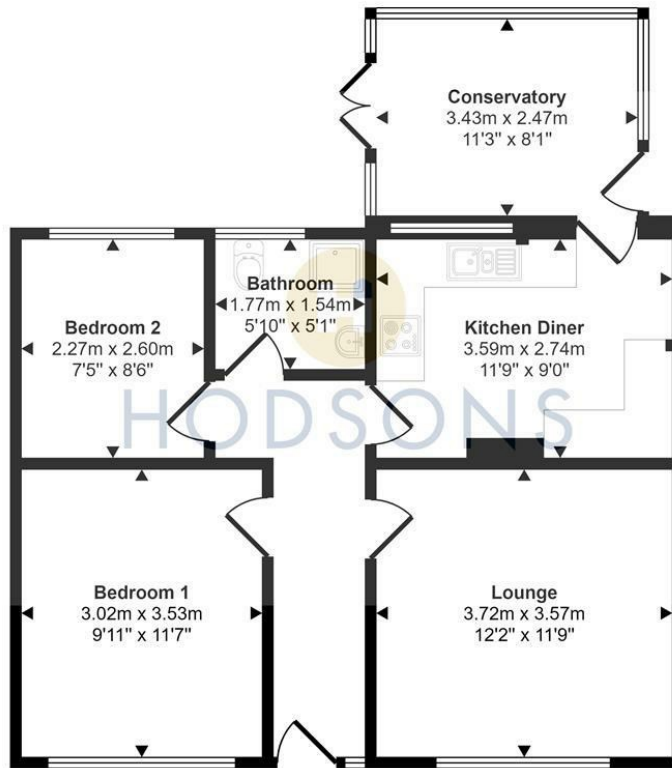


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Approx Gross Internal Area
61 sq m / 660 sq ft



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

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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