



HODSONS



OFFERS OVER

£260,000

Beamshaw Way

Wakefield, WF3 4FY



PROPERTY SUMMARY

Built in 2022 this well appointed semi detached home is particularly well maintained throughout. The house is located on the popular City Fields development and is conveniently located to access a wide range of amenities, ideal for commuters.

A viewing will reveal well presented living space comprising; entrance lobby, lounge, dining kitchen with range of contemporary units and appliances, utility area and W.C. To the first floor is a master bedroom with ensuite shower room, two further bedrooms and the main house bathroom. Outside are easy to maintain gardens to front and rear, a driveway to the side for off road parking with useful electric vehicle charging point.

City Fields is a well regarded development approximately 1.5 miles north of the centre of Wakefield and comprising a mix of quality residential property. Viewing is strongly recommended.

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Approx Gross Internal Area
76 sq m / 816 sq ft



LOCAL AUTHORITY

Wakefield

TENURE

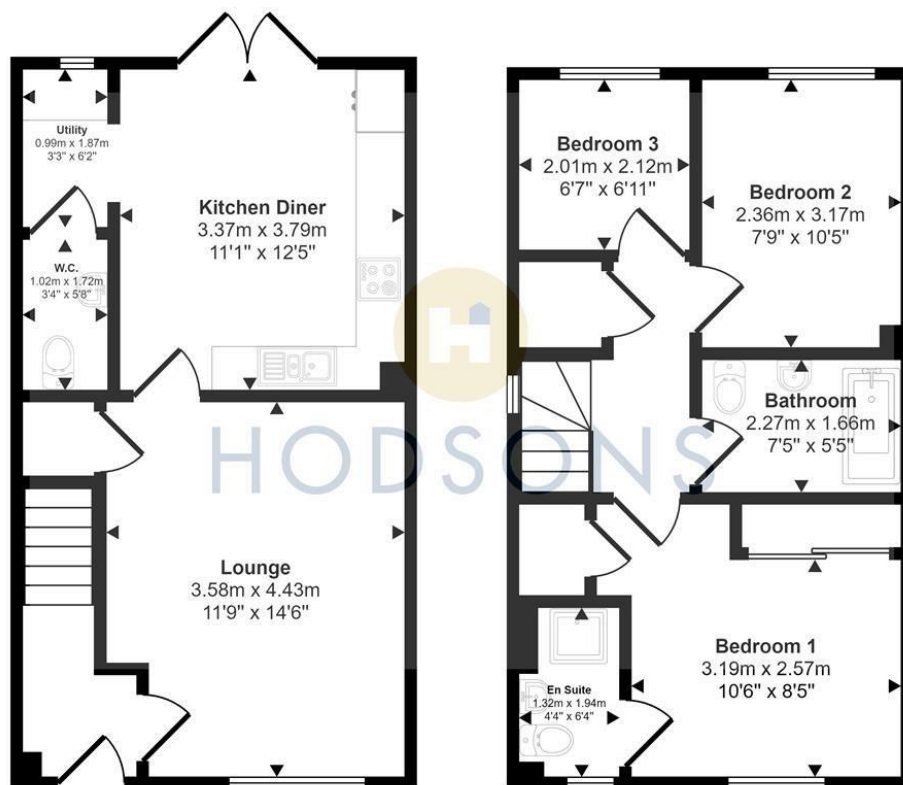
Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 38 sq m / 410 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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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