



HODSONS

ASKING PRICE

£400,000

Lime Crescent

Wakefield, WF2 6RY



PROPERTY SUMMARY

Occupying a prime location in the highly regarded area of Sandal is this detached family home.

The house is offered to the market with no onward chain and provides spacious and well presented living accommodation which briefly comprises; entrance hall, lounge with double doors to a separate dining room, kitchen with range of modern fitted units, ground floor W.C. To the first floor are three double bedrooms and a bathroom complete with four piece suite.

A drive to the side for off road parking gives access to a detached single garage with additional side storage area. Outside are well maintained gardens to both the front and rear, the rear garden enjoys attractive open views over the adjacent field.

Lime Crescent comprises a variety of high quality residential property and is convenient for a wide range of amenities including schools for all age groups and public transport services.

Viewing is strongly recommended.

3



1



2









LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



Approx Gross Internal Area
116 sq m / 1251 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			
(81-91) B			77
(69-80) C			
(55-68) D		62	
(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

**OFFICE ADDRESS**

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OFFICE DETAILS

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