



HODSONS

OFFERS IN THE REGION OF

**£300,000**

**Wool Chase**

Wakefield, WF2 8FP



## PROPERTY SUMMARY

Offered to the market with no onward chain is this modern detached home.

Located within a recently constructed development of similar style/quality homes this house represents an outstanding opportunity for a growing family.

The spacious accommodation comprises; entrance hall, lounge separate office/snug, dining kitchen and ground floor W.C. To the first floor are four bedrooms (master bedroom with en suite) and house bathroom. There is also an integral garage with direct access in to the property.

The property stands on an attractive corner plot with gardens to front and rear and there is also a drive providing off road parking.

Conveniently located close to an extensive range of amenities and well placed for commuters. Viewing is recommended.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

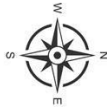
Freehold

**COUNCIL TAX BAND**

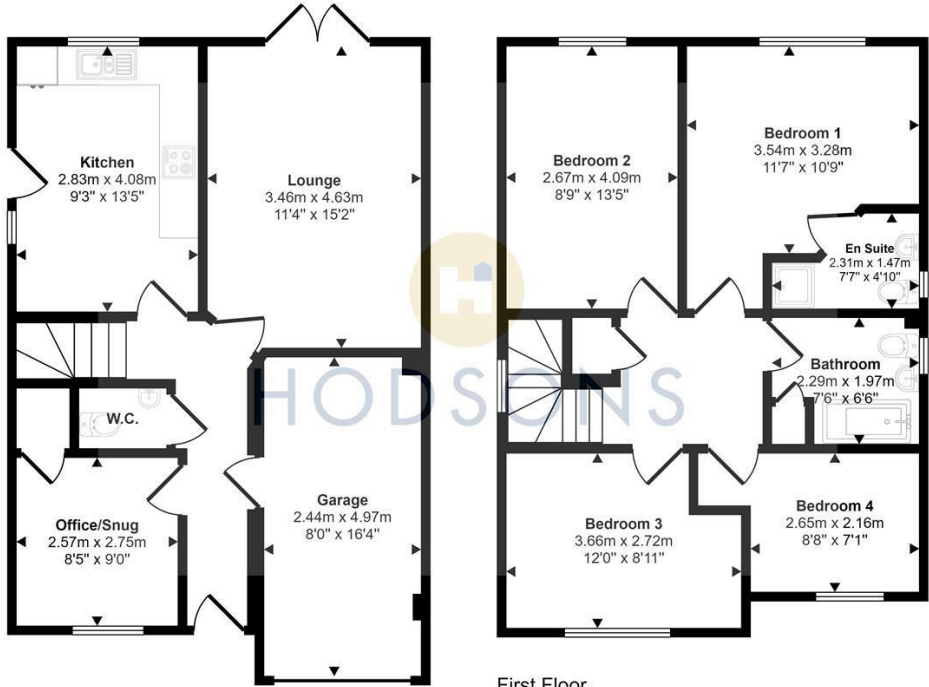
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**VIEWINGS**

By prior appointment only



Approx Gross Internal Area  
117 sq m / 1254 sq ft



Ground Floor  
Approx 60 sq m / 644 sq ft

First Floor  
Approx 57 sq m / 610 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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