



# HODSONS

OFFERS IN THE REGION OF

**£119,500**

**Cluntergate**

Wakefield, WF4 5DJ





## PROPERTY SUMMARY

**\*\*Attention builders/investors/first time buyers\*\*** Sure to appeal to a wide audience is this, priced to sell, compact but **THREE BEDROOM** middle terrace house situated in the Centre of the popular village of Horbury and being within easy reach of the M1 motorway network and Wakefield City Centre. The property benefits from gas fired central heating and modern PVCu double glazing together with the accommodation comprising of entrance, lounge, dining kitchen with range cooker, breakfast bar and stools, handy under stairs storage, stairs and landing, three bedrooms and a house bathroom/WC with shower fitment. **STRICTLY NO PARKING** in the immediate vicinity. Common yard to rear.

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1



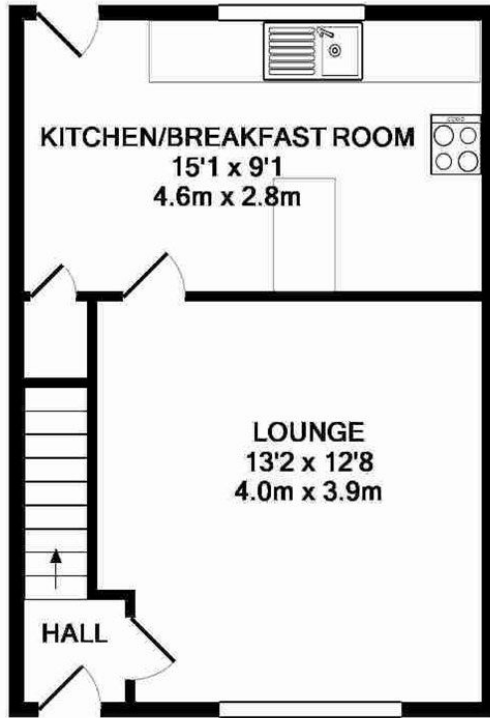




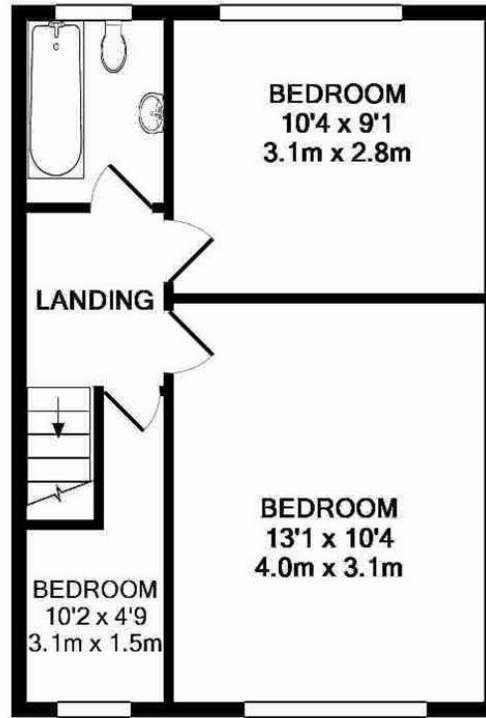








GROUND FLOOR



1ST FLOOR

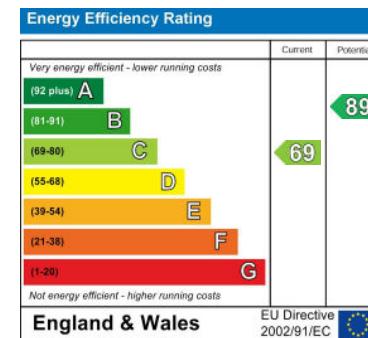
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**LOCAL AUTHORITY**  
 Wakefield Metropolitan District council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 A

**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



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