



# HODSONS



ASKING PRICE

**£450,000**

**High Ash Close**

Wakefield, WF4 2PF



## PROPERTY SUMMARY

This substantial stone bungalow occupies a generous plot with attractive open aspects to both the front and the rear. The well planned accommodation is tastefully presented throughout and offers a high level of specification. A generous reception hallway provides a feeling of space that continues through to an impressive kitchen and dining area complete with contemporary units and integrated appliances. Double doors lead through to the lounge with a feature bay window offering attractive views. There are three good size bedrooms, all with quality built in furniture. There is a modern bathroom with bath and shower cubicle and a separate W.C. There are gardens to the front side and rear. These are mostly laid to lawn, the south west facing rear garden also has a pleasant patio area and borders attractive open countryside. The driveway provides ample off road parking and this in turn leads to an integral garage. Situated in the delightful village of Notton offering all the best of village life together with easy access to all the main arterial routes for onward travel.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

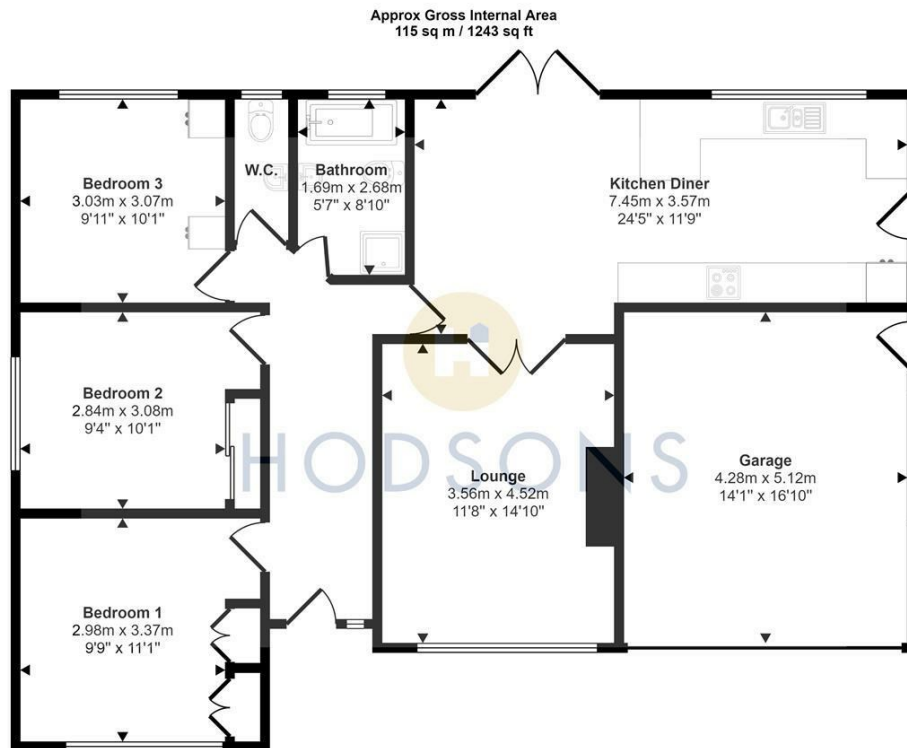
Freehold

**COUNCIL TAX BAND**

E

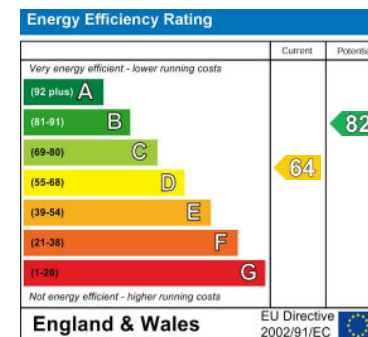
**VIEWINGS**

By prior appointment only



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.



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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