



HODSONS

OFFERS OVER

£230,000

Durkar Lane

Wakefield, WF4 3AF



PROPERTY SUMMARY

This is a truly stunning home which is presented to the highest of standards throughout for which an internal appraisal is strongly recommended if the quality of accommodation on offer is to be fully understood.

The spacious living space briefly comprises; lounge with feature fireplace, dining kitchen which is fitted with a range of quality units and integrated appliances, two double bedrooms, both of which have fitted wardrobes and the bathroom with modern white suite including bath with shower over.

The house sits within a good size plot with well established lawned gardens to the front and rear a drive provides off road parking and in turn leads to a particularly well appointed garage complete with electric roller door and fitted cupboards.

Located within a popular residential area with excellent access to amenities and the commuter is well served by the M1 (Junc' 39) motorway which is within a mile.

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LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



Approx Gross Internal Area
88 sq m / 947 sq ft



Ground Floor
Approx 53 sq m / 573 sq ft

First Floor
Approx 35 sq m / 374 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk