



HODSONS



OFFERS IN THE REGION OF

**£215,000**

**The Close**

Wakefield, WF4 3AQ



HODSONS

## PROPERTY SUMMARY

An exceptionally well presented semi detached home, ideal for first time buyers or a couple. The property offers a high level of specification throughout with accommodation briefly comprising; entrance lobby, lounge, dining kitchen with range of contemporary units and appliances. To the first floor are two double bedrooms and a spacious bathroom with modern white suite.

The house has UPVC double glazing, a gas central heating system and low maintenance gardens to front and rear. A drive provides off road parking and in turn leads to a detached single garage.

Conveniently located to access an excellent range of local amenities and the commuter is also well served by the nearby M1 motorway. A viewing of this beautiful semi detached home is strongly recommended.

2



1

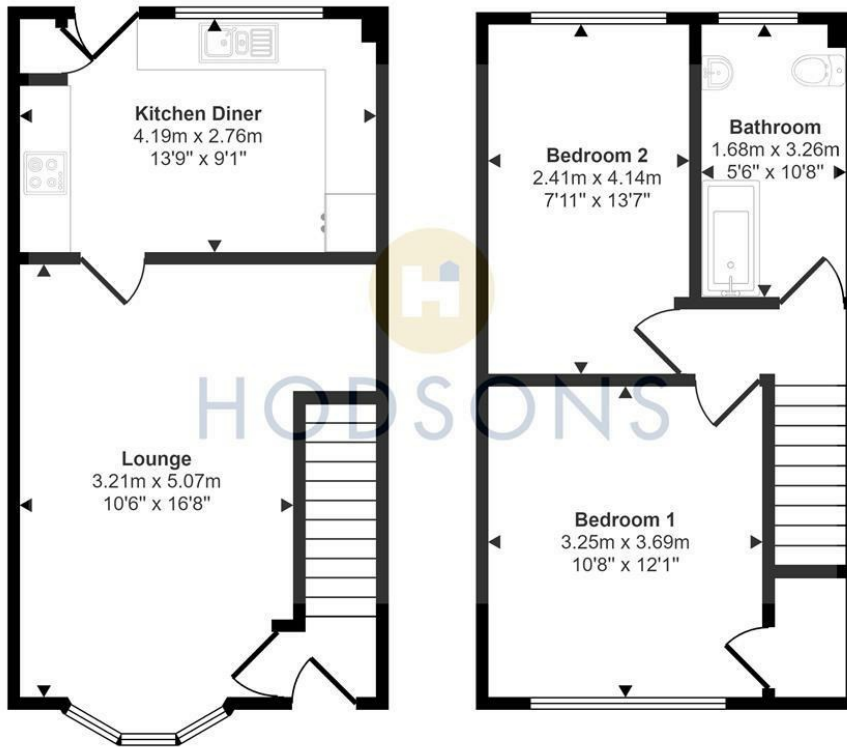


1





Approx Gross Internal Area  
68 sq m / 735 sq ft



Ground Floor  
Approx 34 sq m / 370 sq ft

First Floor  
Approx 34 sq m / 365 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.

**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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



**OFFICE ADDRESS**  
37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

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