



# HODSONS

£135,000

Gainsborough Way

Wakefield, WF3 4PH



## PROPERTY SUMMARY

We are pleased to offer market, this TWO DOUBLE BEDROOM mid town house situated in the popular residential location of Stanley within easy reach of the M1 & M62 motorway networks as well as Outwood Railway Station. The property benefits from gas fired central heating and PVCu double-glazing and comprises of entrance porch, lounge, modern dining kitchen with gas cooker, handy under stairs storage, stairs and landing, two double bedrooms, master having fitted wardrobes to one and a house bathroom/WC with mixer shower. Small lawns to front and rear with a single garage also to the rear. On street parking to the front. NO ONWARD CHAIN.

2



1

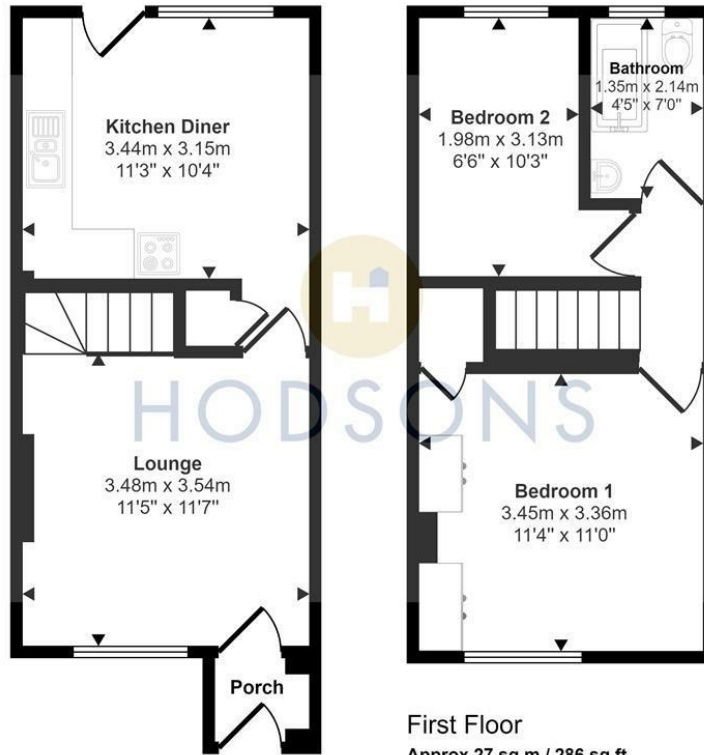


1





Approx Gross Internal Area  
54 sq m / 584 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.



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

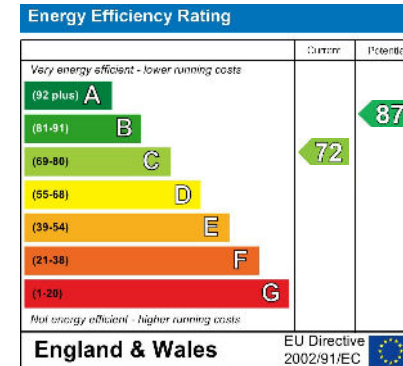
**OFFICE DETAILS**  
01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk

**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