



# HODSONS



ASKING PRICE

**£270,000**

**Wynthorpe Road**

Wakefield, WF4 5BB





## PROPERTY SUMMARY

Offered to the market with NO ONWARD CHAIN this is an EXTENDED semi detached home which requires a scheme of modernisation.

The spacious living accommodation briefly comprises; entrance hall, lounge, dining room, kitchen. To the first floor are three bedrooms and a large bathroom. The house has a gas central heating system and UPVC double glazing to window units. Outside are gardens to both the front and rear and a drive with car port provides off road parking. Situated in the popular town of Horbury which is well served by an excellent range of facilities including shops, café/wine bars, doctors and schools for all age groups. Conveniently located for commuters who require access to the motorway network. Viewing is recommended.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

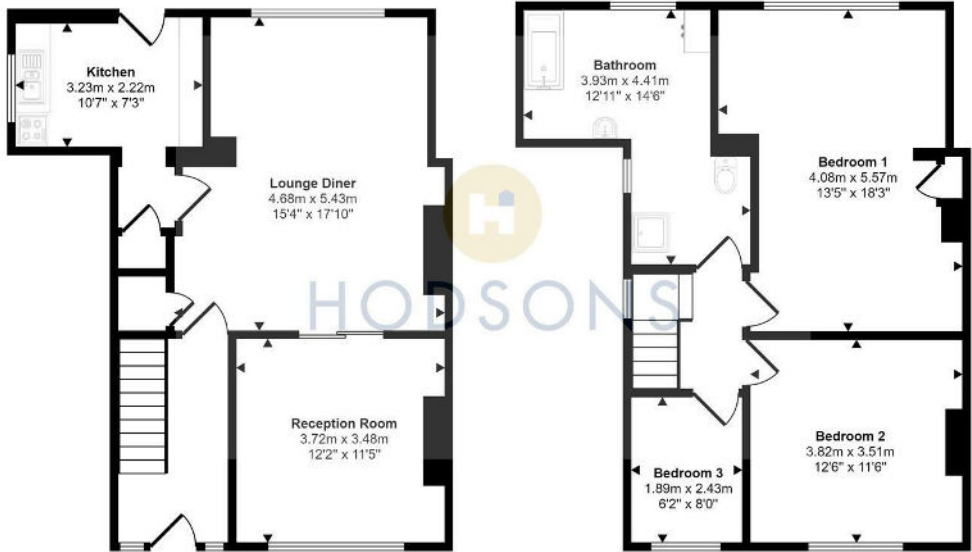
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**VIEWINGS**

By prior appointment only



Approx Gross Internal Area  
111 sq m / 1198 sq ft



Ground Floor  
Approx 55 sq m / 596 sq ft

First Floor  
Approx 56 sq m / 602 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			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(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



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