



ASKING PRICE

£260,000

Sandal Cliff

Wakefield, WF2 6AU



HODSONS



PROPERTY SUMMARY

Conveniently located within a highly regarded residential area is this substantial semi detached home. The **FOUR BEDROOM** accommodation is ideal for a growing family and briefly also comprises; entrance hall with W.C off, dining room, lounge, fitted kitchen and first floor bathroom.

The house has a gas central heating system and UPVC double glazing to window units and stands on pleasant gardens to front and rear. A drive to the front provides ample off road parking.

Situated just off the main A61 Barnsley Road and well placed to access an extensive range of amenities including schools for all age group, excellent public transport links including Sandal & Agbrigg train station (0.46 miles). The M1 motorway Junc' 39 is within 2 miles and there are attractive walks provided by the nearby Pugneys and Newmillerdam country parks. The centre of Wakefield and a wide range of shops and restaurants is within 2 miles. Viewing is recommended.

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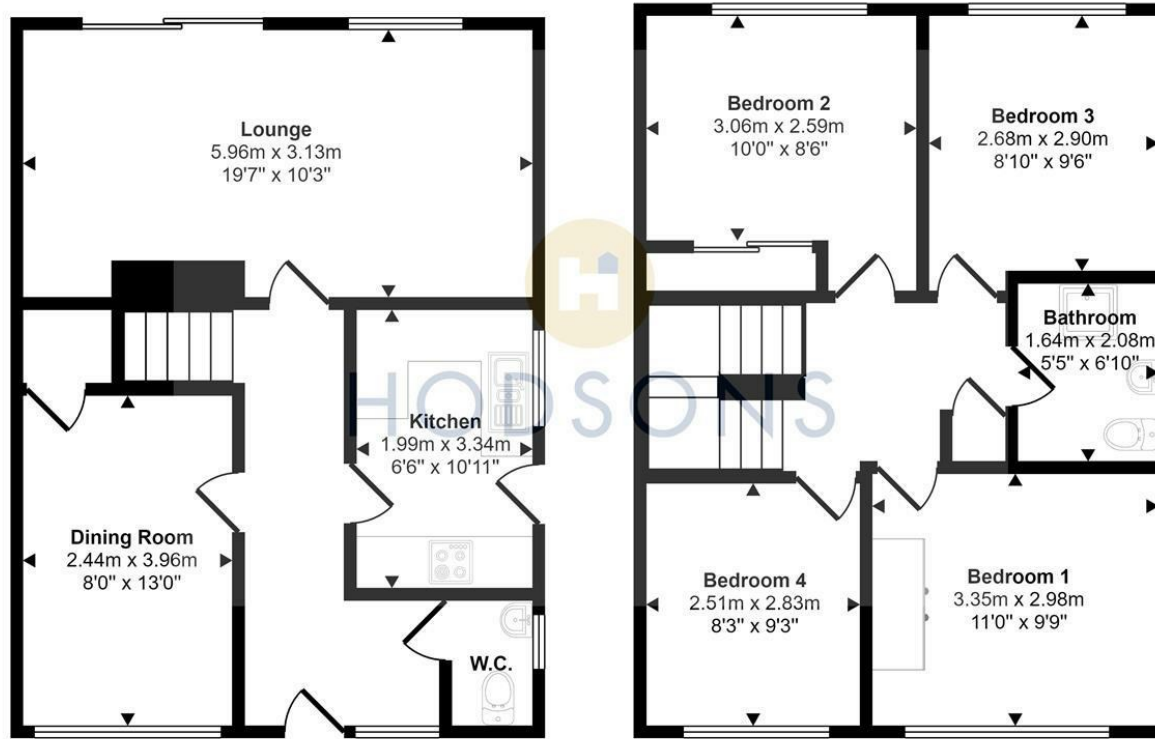








Approx Gross Internal Area
98 sq m / 1059 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 49 sq m / 529 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

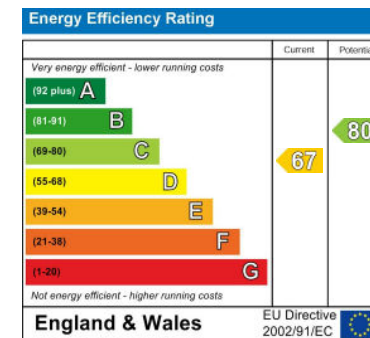
Freehold

COUNCIL TAX BAND

C

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



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