



HODSONS

ASKING PRICE

£250,000

Elwell Street

Wakefield, WF3 3DU



HODSONS

PROPERTY SUMMARY

A beautifully presented modern three-bedroom semi-detached home. Offering stylish and contemporary accommodation throughout, the property features a superb lounge with media wall, modern dining kitchen with French doors, three bedrooms, contemporary shower room, attached garage, ample parking and a generous enclosed rear garden. Ideally positioned for commuters with excellent access to Wakefield, Leeds, the M1 and M62 motorway networks.

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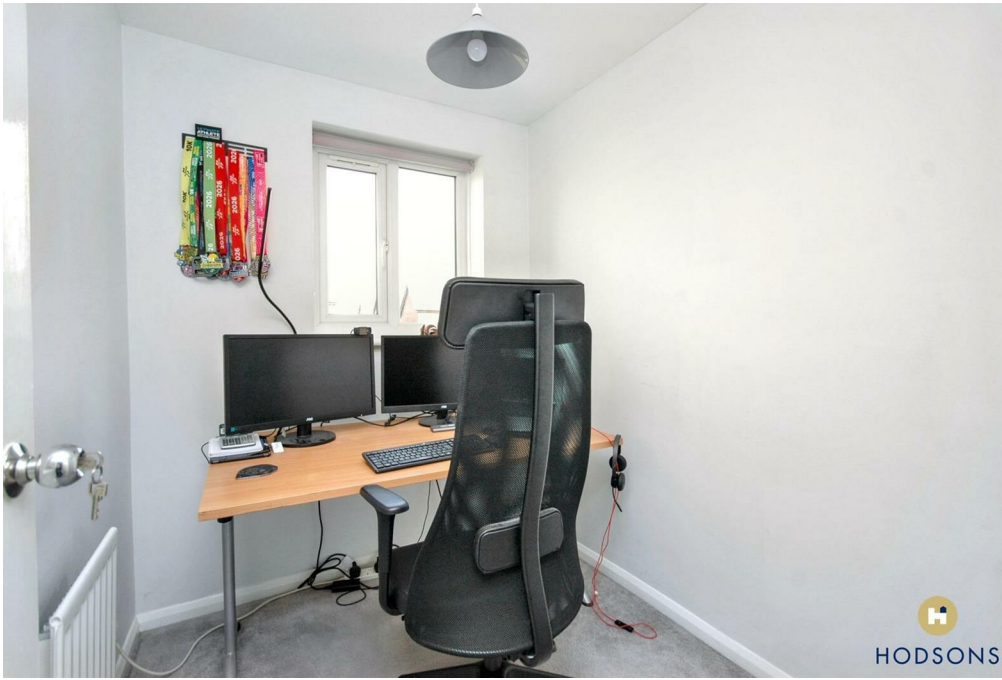


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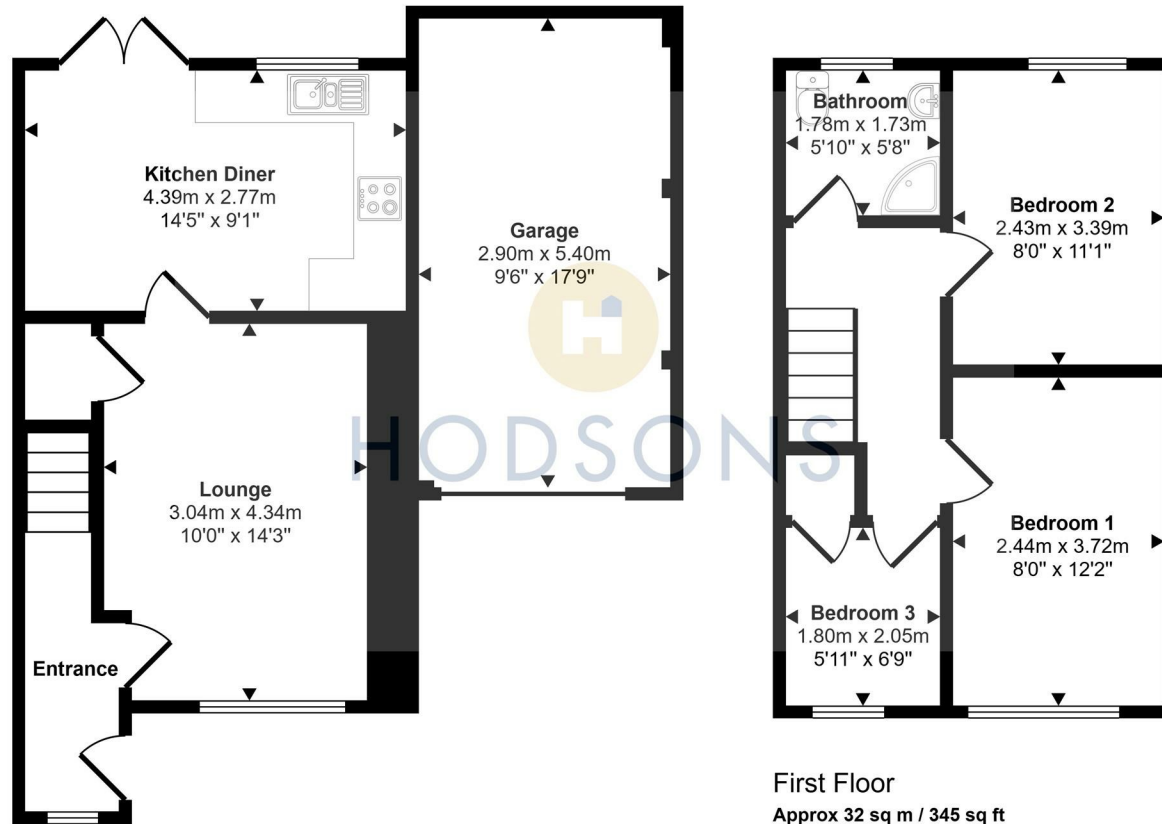
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Approx Gross Internal Area
82 sq m / 879 sq ft



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

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



OFFICE ADDRESS

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OFFICE DETAILS

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