



HODSONS

ASKING PRICE

£275,000

Scampston Drive

Wakefield, WF3 2FQ



PROPERTY SUMMARY

An attractive and spacious modern three-storey semi-detached home offering versatile family accommodation, occupying a pleasant position within a popular residential development in East Ardsley. Featuring an impressive open-plan dining kitchen and living area, four bedrooms, three bath/shower rooms, enclosed rear garden, garage and parking, together with open views to the front, this well-presented home is ideal for the growing family seeking flexible living space in a convenient commuter location.

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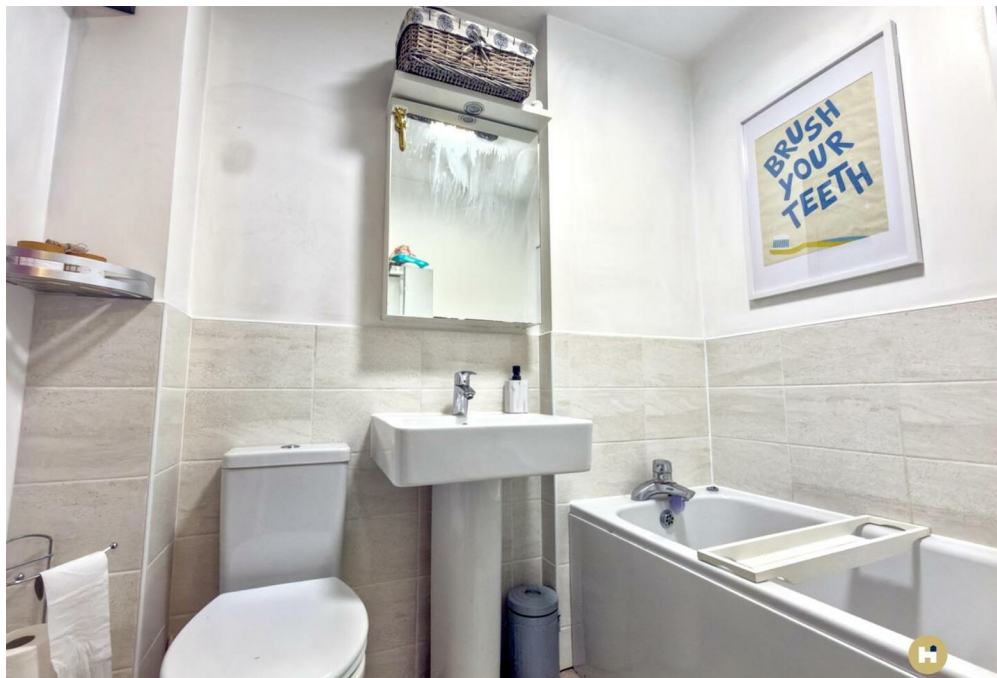
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OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk

LOCAL AUTHORITY

Wakefield

TENURE

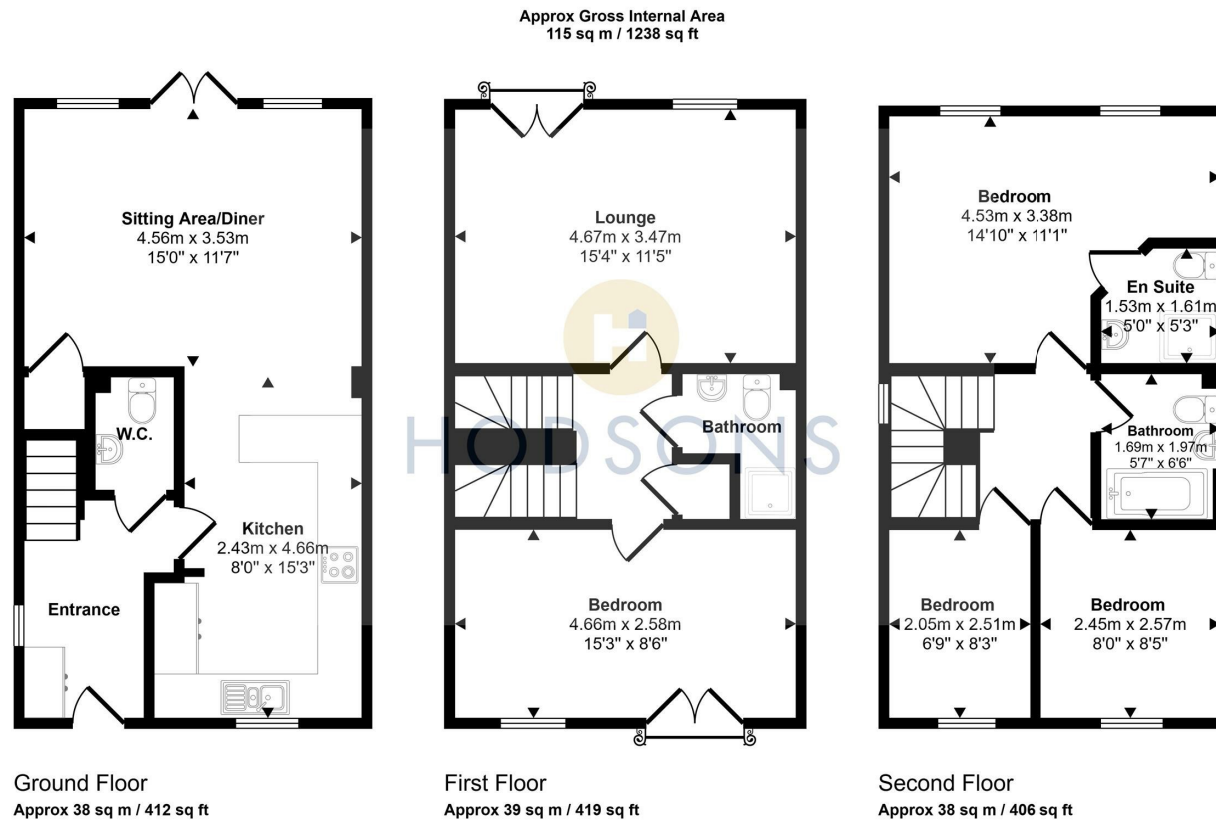
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



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		
(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