



HODSONS

ASKING PRICE

£265,000

Laithes Drive

Wakefield, WF2 9TE



PROPERTY SUMMARY

A modern detached home located within a popular residential development is ideal for a growing family. The house is offered to the market with no onward chain and briefly comprises; entrance lobby, lounge and arch leading through to a dining area, fitted kitchen, three bedrooms (one en-suite) and main bathroom. The house has a gas central heating system along with double glazing to window units.

There is a drive providing off road parking which in turn leads to an integral single garage. The rear garden has a large timber decking area leading on to an enclosed lawned garden, ideal for outdoor entertaining.

Situated in the well regarded area of Alverthorpe approximately 1.5 miles from the centre of Wakefield and therefore accessible to a wide range of amenities including schools for all age groups and excellent transport links.

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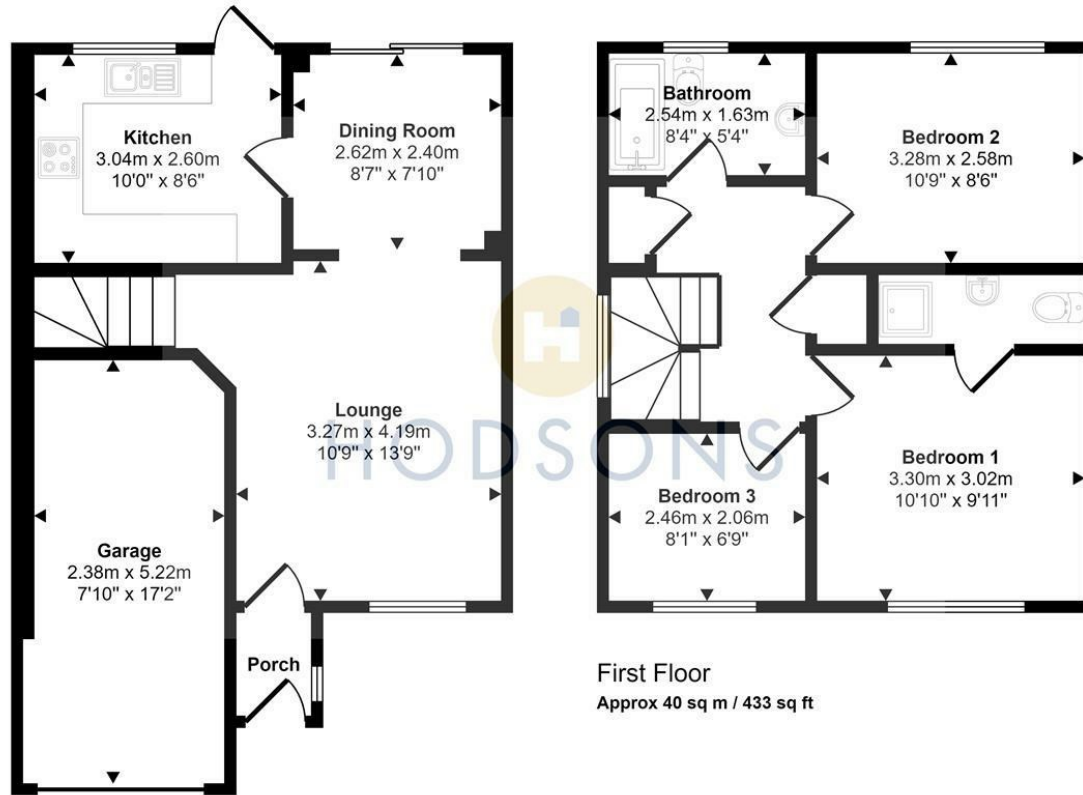


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Approx Gross Internal Area
88 sq m / 942 sq ft



Ground Floor
Approx 47 sq m / 509 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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