



HODSONS

ASKING PRICE

**£285,000**

**Billingham Close**

Wakefield, WF2 0TR



## PROPERTY SUMMARY

This well appointed semi detached home provides spacious accommodation arranged over three floors. An internal appraisal is recommended and will reveal tastefully presented living space which briefly comprises; entrance hall with W.C off, lounge, impressive open plan kitchen diner with contemporary units and appliances, conservatory. On the first floor are four bedrooms and a bathroom which has recently been refitted with a modern suite. To the second floor is the master bedroom with en suite which has also recently been refitted. The external areas have been presented for ease of maintenance with off road parking to the front while the rear garden is fully enclosed and has artificial turf. Located within a popular residential area, close to an excellent range of amenities including well regarded schools for all ages groups.

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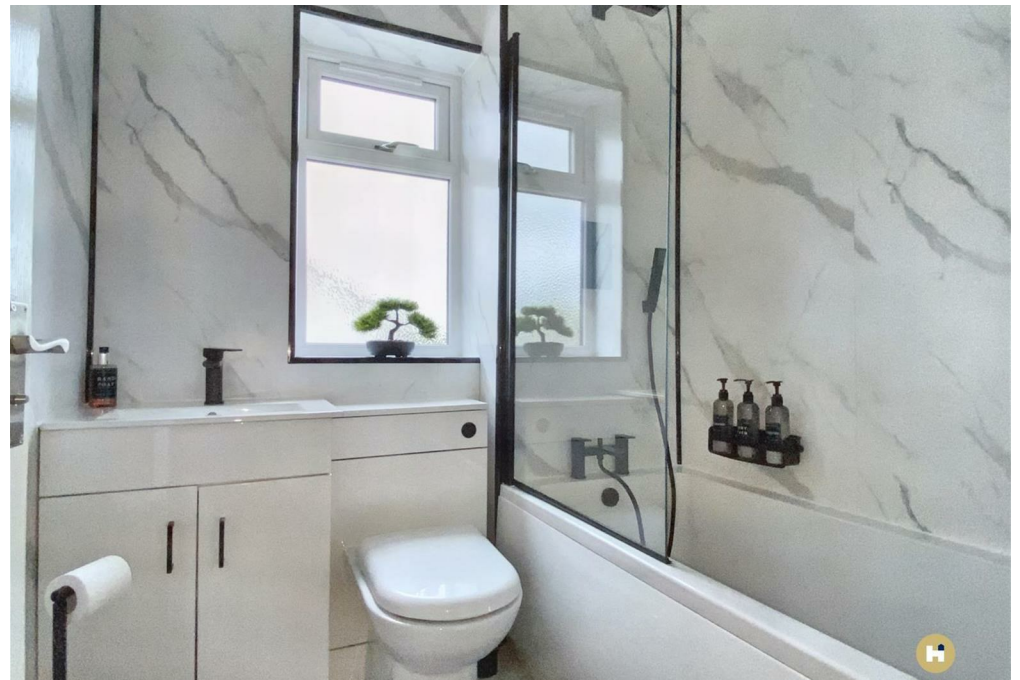
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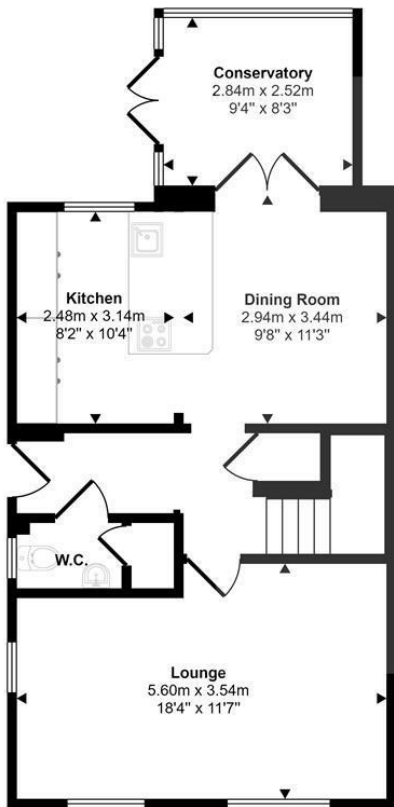




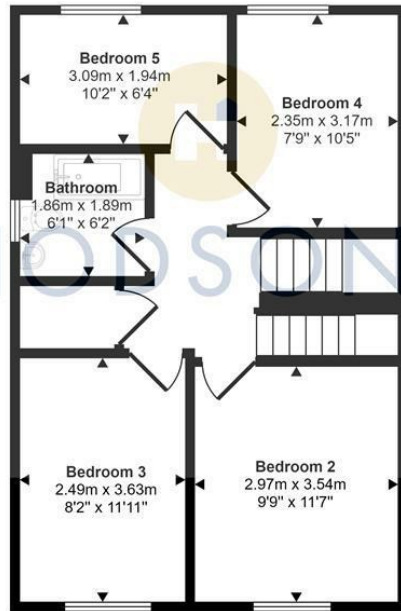




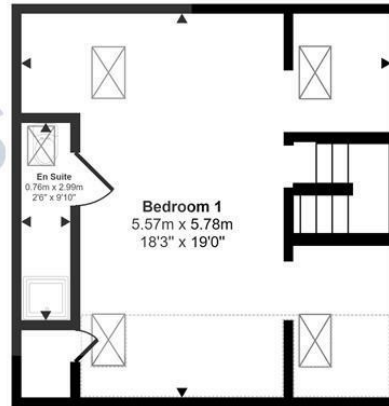
Approx Gross Internal Area  
140 sq m / 1502 sq ft



Ground Floor  
Approx 58 sq m / 623 sq ft



First Floor  
Approx 49 sq m / 532 sq ft



Second Floor  
Approx 32 sq m / 347 sq ft

Denotes head height below 1.5m

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**OFFICE DETAILS**

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