



# HODSONS

ASKING PRICE

**£135,000**

**Fairway View**

Wakefield, WF2 8UR



## PROPERTY SUMMARY

Located within a popular development of purpose built apartments is this first floor 2 bedroom, 2 bathroom apartment. Set back from Thornes Road in a small exclusive complex overlooking the golf course to the rear, it provides an extremely PEACEFUL AND TRANQUIL SETTING. It is offered to the market with no onward chain. Allocated parking. Central heating system. Standing in pleasant communal gardens it is situated close to Wakefield city centre with easy access to the M1 and within walking distance to main bus routes. An ideal property for first time buyers, downsizers or professional couple.

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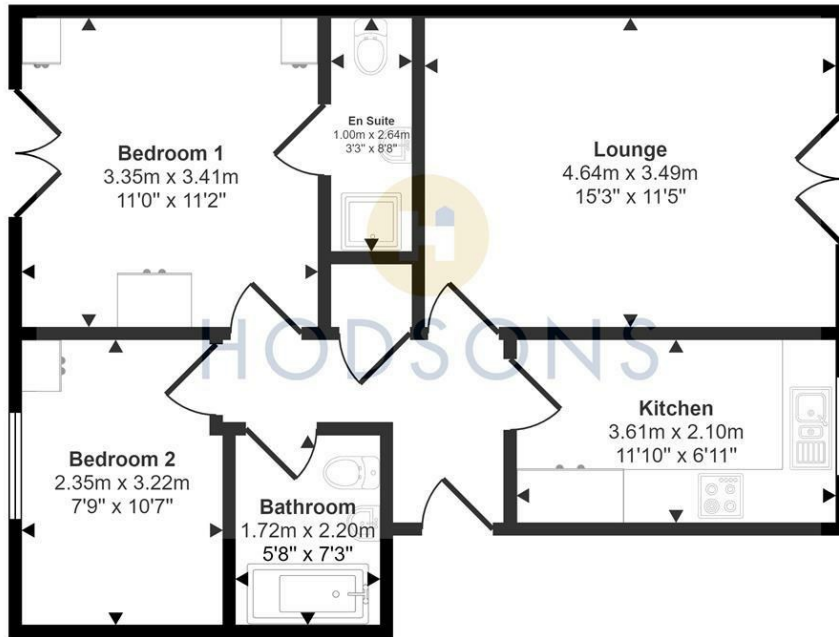


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Approx Gross Internal Area  
58 sq m / 623 sq ft



Floorplan

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**

Leasehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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