



ASKING PRICE

**£230,000**

**Baring Gould Way**

Wakefield, WF4 5HX



HODSONS

This modern three-storey terraced house is offered to the market with no onward chain. Boasting a spacious living area, this property is perfect for a growing family looking for a new place to call home.

To the ground floor an entrance hall gives access to a bedroom/office, shower room and utility. On the first floor is the lounge and dining kitchen with fitted units and integrated appliances. There are two double bedrooms to the second floor one of which has an en suite shower room.

To the rear is a low maintenance lawned garden with timber decking and garden shed whilst to the front a drive provides off road parking and leads to the integral single garage which also has direct access in to the main house.

Situated in a pleasant cul-de-sac, this property is conveniently close to amenities including schools for all age groups and the commuter is well served by the nearby motorway network.

Offered to the market with no onward chain, this house is ready and waiting for its new owners to move in and make it their own.

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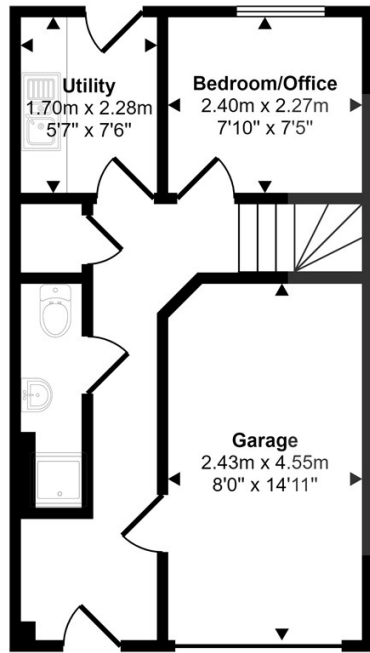
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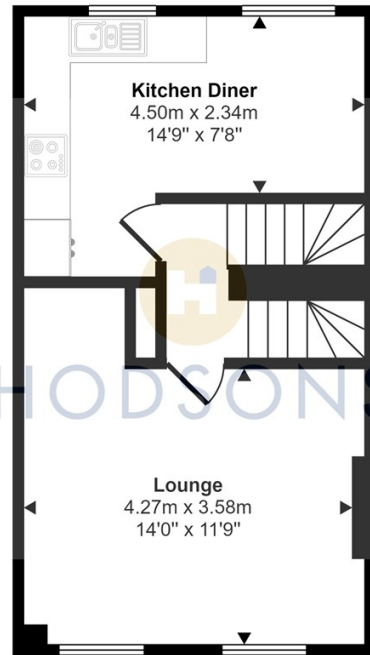
Don't miss out on this fantastic opportunity to own a modern property in a sought-after location.



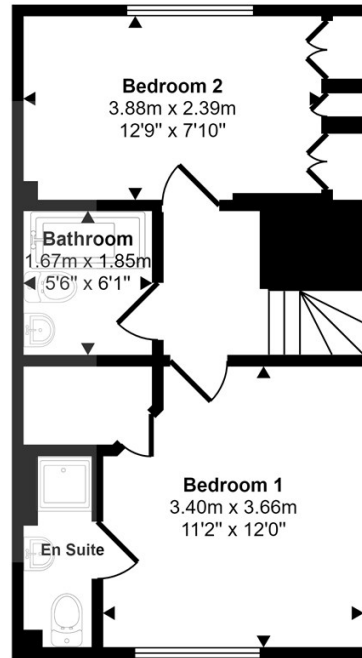




Ground Floor



First Floor



Second Floor

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 Metropolitan District council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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