



HODSONS

OFFERS IN THE REGION OF

£114,995

Intake Lane

Wakefield, WF3 4HX



PROPERTY SUMMARY

We are pleased to offer to the open market, this well presented TWO BEDROOM end terrace house situated in a quiet location on Intake Lane with modern but compact accommodation.

It benefits from gas fired central heating, PVCu double glazing and ample parking options and comprises of lounge with electric fire, modern fitted kitchen (fitted in 2021) with built in electric oven & hob, basement storage cellar, stairs & landing, master double bedroom to the front, small single bedroom with fitted shelving and a house bathroom/WC with mixer shower over bath (also fitted in 2021). Parking space to front, one to the side and also one to the rear. Small lawn also to the rear.

2

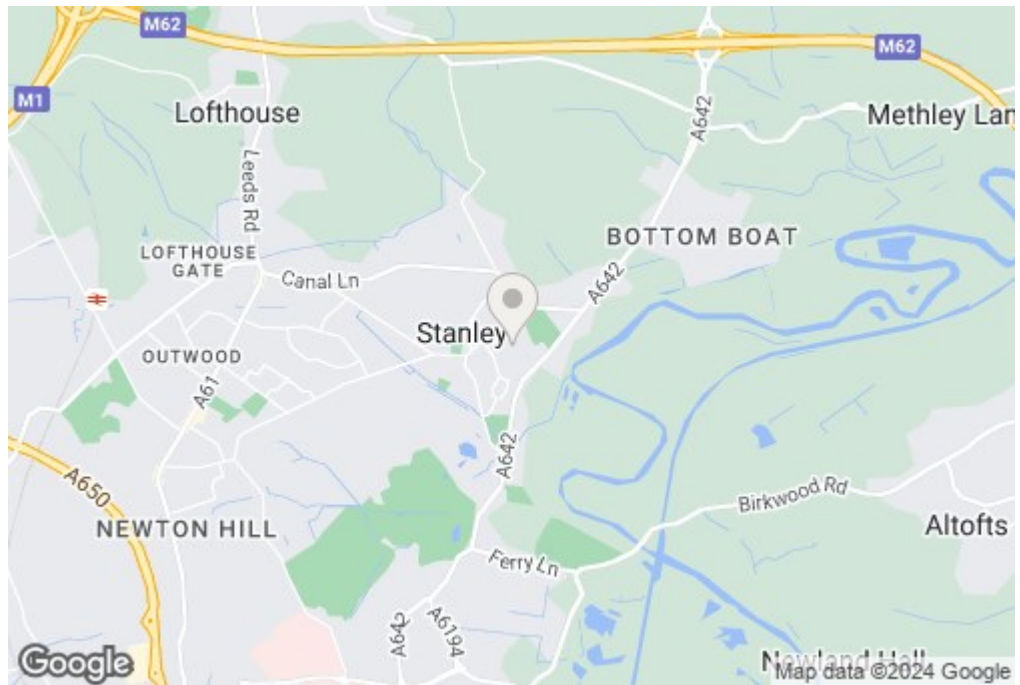


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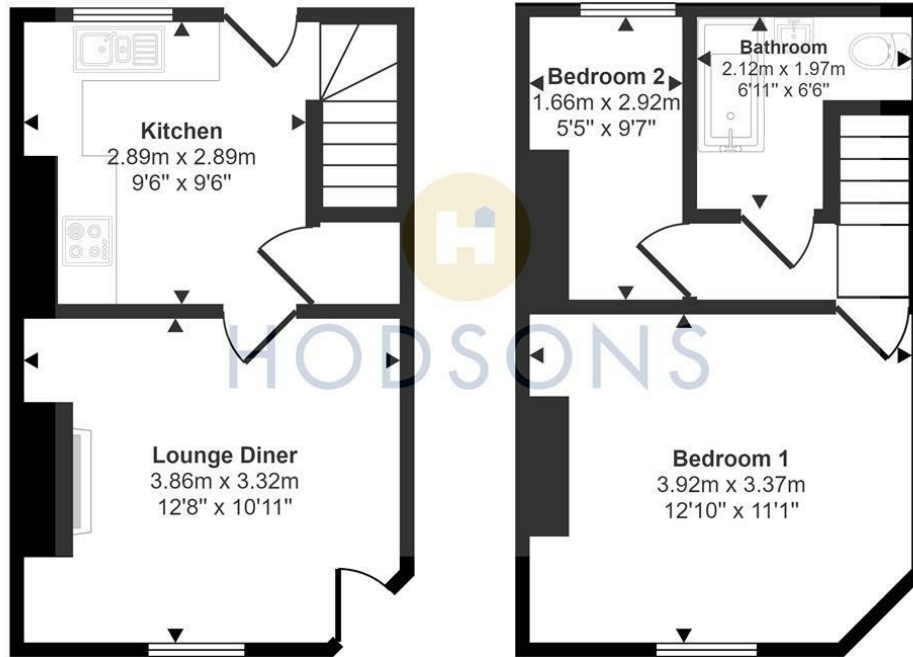


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Approx Gross Internal Area
49 sq m / 530 sq ft



Ground Floor
Approx 24 sq m / 261 sq ft

First Floor
Approx 25 sq m / 269 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 Metropolitan District council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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



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