



HODSONS



ASKING PRICE

£435,000

Southfield Lane

Wakefield, WF4 5AS



This extended detached home provides spacious living accommodation which is ideal for family buyers. Offered to the market with no onward chain a viewing is strongly recommended if the house and substantial plot are to be fully appreciated.

Briefly comprising; entrance hall, lounge, an impressive open plan kitchen and dining area which is part extended with fully width glazed doors and Velux windows to give an abundance of light. There is also a rear lobby/utility and cloak room to the ground floor.

On the first floor are three double bedrooms two of which benefit from outstanding open views to the rear. The bathroom is fitted with a luxury suite which includes a free standing bath, separate shower cubicle, his/hers wash hand basins.

To the front is a low maintenance garden and drive for off road parking which in turn leads to an integral single garage. The rear garden is a particular feature to this property. Immediately adjacent to the house a patio/decking area leads out to a shaped lawned garden which has a wealth of well stocked and established borders, there is an ornamental pond and central pagoda. To the very rear of the garden is a pleasant orchard hosting a variety of fruit trees.

Conveniently located to access a wide range of amenities in Horbury including a good selection of shops and well regarded schools for all age groups.

3



1



2









Approx Gross Internal Area
159 sq m / 1712 sq ft



LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(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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