



HODSONS



ASKING PRICE

**£355,000**

**Churchill Grove**

Wakefield, WF2 6RG



## PROPERTY SUMMARY

Situated within a pleasant cul de sac position in the highly regarded area of Sandal is this extended detached true bungalow.

The property sits within a generous plot with well-maintained gardens surrounding, offering an ideal opportunity for gardening enthusiasts. To the front is drive for two vehicles leading to a detached garage.

Accommodation briefly comprising, entrance hall, spacious lounge, fitted dining kitchen leading through to a sun room and utility, three bedrooms and shower room.

This bungalow also benefits from a gas central heating system, UPVc double glazing and power to the garden.

Churchill Grove, Sandal, is a well established residential area, being close to a good range of amenities, and the commuter is also well served by the nearby M1 and M62 motorways.

3



1



2









Approx Gross Internal Area  
99 sq m / 1070 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

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
(81-91) B		66	
(69-80) C			
(55-68) D			
(39-54) E			
(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



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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