



HODSONS



ASKING PRICE  
**£168,000**  
Green End Lane



Located in a pleasant position on Green End Lane, Wakefield, this is a delightful two-bedroom end terrace home offering a cosy yet spacious living environment perfect for a small family or a couple looking to settle down. One of the standout features of this lovely home is its larger than average rear garden, providing ample space for outdoor activities, gardening etc. Also located in the rear garden is the well-appointed summer house which could be used for a variety of purposes and a perfect retreat from the hustle of everyday life. Convenience is key with this property, as it has a single garage along with off-road parking for two vehicles, Situated in a secluded position yet close to a wide range of amenities, including shops, schools, and parks, this home combines tranquillity with accessibility. With no onward chain, this home is ready and waiting for its new owners to move in and make it their own. Don't miss out schedule a viewing today.

2



1



2









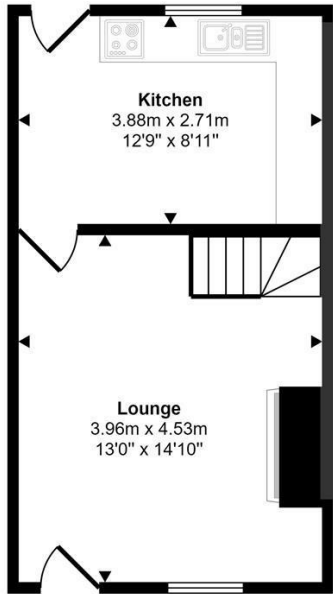




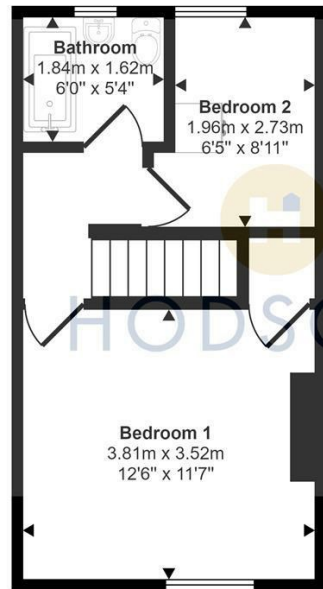




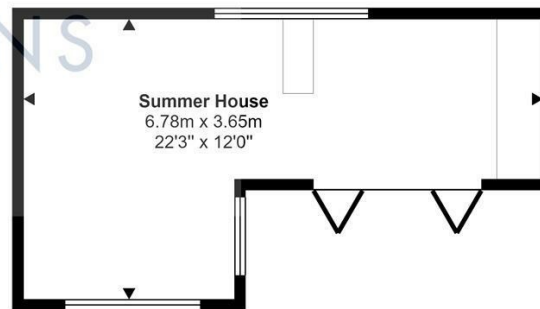
Approx Gross Internal Area  
76 sq m / 817 sq ft



Ground Floor  
Approx 29 sq m / 312 sq ft



First Floor  
Approx 28 sq m / 306 sq ft



Summer House  
Approx 18 sq m / 199 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

## 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		53	
(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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