



HODSONS



ASKING PRICE

**£390,000**

**Flanshaw Lane**

Wakefield, WF2 9JD



This substantial detached property represents an outstanding opportunity to acquire a unique character home located within a well established and convenient location.

The property was originally used as two separate self contained apartments but has been converted to one sizeable dwelling which is now in need of modernisation.

A viewing is recommended to fully appreciate the accommodation on offer which comprises; to the ground floor a hallway, lounge, bedroom, bathroom and kitchen. To the first floor are two further bedrooms, a further living room/bedroom and bathroom.

Outside a good size gardens and a gated driveway providing ample off road parking which in turn leads to a detached garage with associated outbuildings.

This property has outstanding potential and will be a truly stunning home for a family to grow in to.

It is offered to the market with no onward chain

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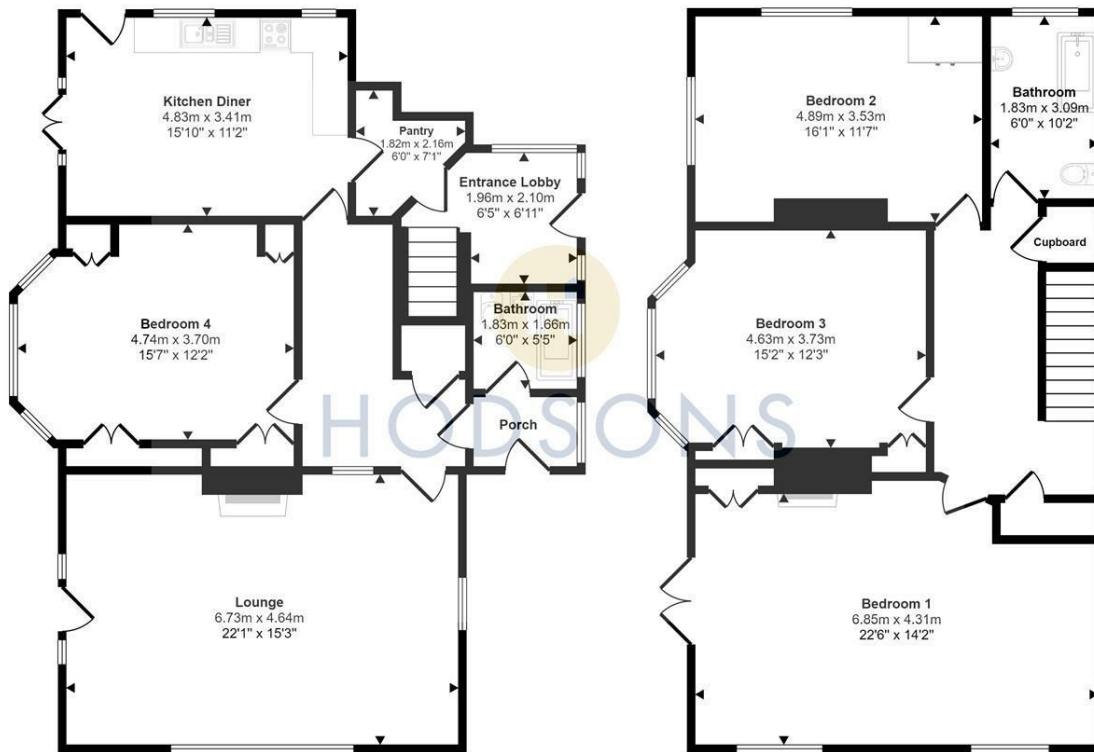








Approx Gross Internal Area  
181 sq m / 1953 sq ft



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**

E

**VIEWINGS**

By prior appointment only

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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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