



# HODSONS



ASKING PRICE

**£325,000**

**Athold Drive**

Ossett, WF5 0PX



HODSONS

## PROPERTY SUMMARY

This semi-detached house is perfect for a growing family seeking a spacious living environment. The well appointed and tastefully presented accommodation has been extended and briefly comprises a lounge and a separate dining room, ideal for entertaining guests. The modern fitted kitchen, complete with an adjacent utility room, offers both style and functionality.

Upstairs, you'll find four good size bedrooms, including one with its own en suite for added convenience. The main house bathroom features a contemporary suite.

Outside, a drive provides off-road parking leading to the integral garage. The enclosed rear garden is complete with a large timber decking area and lawn, perfect for enjoying the outdoors in the comfort of your own home.

A viewing is strongly recommended so don't miss the opportunity to make this house your home.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

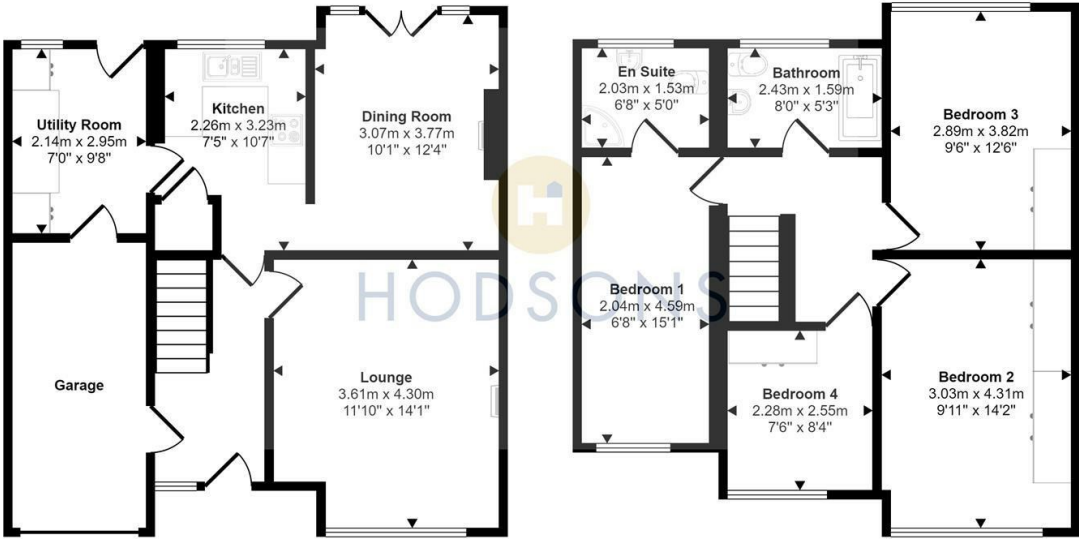
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**VIEWINGS**

By prior appointment only



Approx Gross Internal Area  
116 sq m / 1252 sq ft



Ground Floor  
Approx 60 sq m / 642 sq ft

First Floor  
Approx 57 sq m / 610 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(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



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