



HODSONS



ASKING PRICE

£275,000

Ash Lea

Wakefield, WF3 4JS



HODSONS

PROPERTY SUMMARY

Situated in the popular and convenient location of Stanley, this semi-detached true bungalow is a hidden gem waiting to be discovered.

A viewing is strongly recommended and will reveal good size living space which briefly comprises; entrance hall leading to the lounge, a well-appointed kitchen and a contemporary shower room, three bedrooms including master bedroom with quality fitted furniture. This property offers a an attractive blend of modern convenience and tasteful presentation.

Occupying an attractive corner plot, the bungalow features gardens to the front, side, and rear, offering a pleasant outdoor retreat. With two driveways providing off-road parking and a detached single garage, parking should never be an issue for you or your visitors. If you're looking for a property that combines style, comfort, and practicality, this semi-detached bungalow is the perfect choice.

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Approx Gross Internal Area
66 sq m / 708 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

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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



OFFICE ADDRESS

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OFFICE DETAILS

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