HODSONS
ASKING PRICE
£180,000
Rockwood Crescent
Wakefield, WF4 3DZ

This three-bedroom semi-detached home presents an excellent opportunity for first-time buyers or those looking to put their own stamp on a property. Positioned on a pleasant residential street, the home benefits from a convenient location with easy access to local amenities, reputable schools, and excellent transport links, including the M1 motorway just a short drive away—ideal for commuters.

The property itself is compact yet well-designed, offering a practical layout that maximises space. The accommodation comprises an entrance lobby leading into a bright and welcoming lounge, which flows seamlessly into a dining area. The kitchen, overlooking the rear garden, provides potential for modernisation and improvement.

To the first floor, there are three bedrooms and a bathroom fitted with a white suite. While the home now requires a scheme of updating, it provides an exciting opportunity to create a stylish and contemporary living space tailored to individual tastes.

Externally, the property features a lawned front garden and a private rear garden ideal for outdoor relaxation or family activities. A driveway to the side provides valuable off-road parking, enhancing the home's convenience.

With no onward chain, this is a fantastic chance to acquire a home in a sought-after location.

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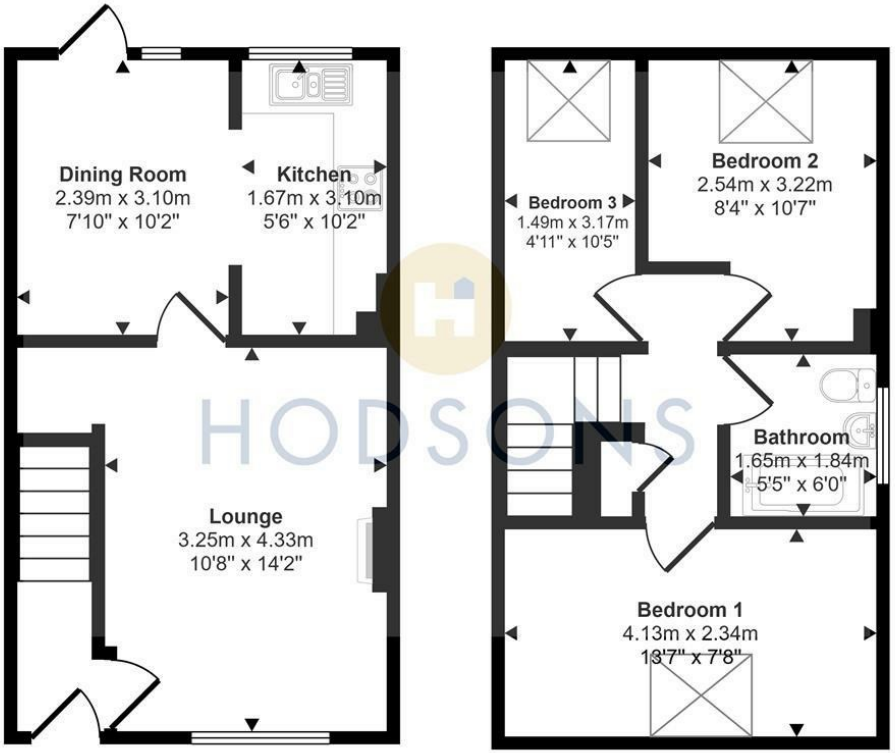
Approx Gross Internal Area
64 sq m / 685 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft

First Floor
Approx 32 sq m / 343 sq ft

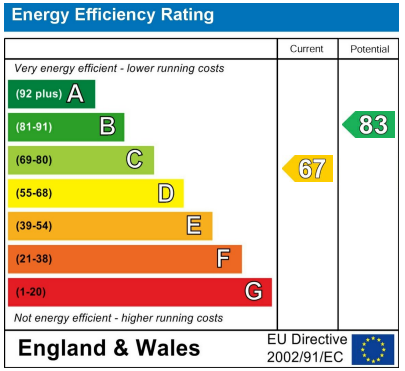
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



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

HODSONS

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