



HODSONS



£475,000

Ashwood Grange

Wakefield, WF4 3PY



HODSONS

PROPERTY SUMMARY

A rare opportunity to acquire this spacious and well-appointed five-bedroom detached home, set in a private and secluded position within the ever-popular area of Durkar, Wakefield. With flexible family living across two floors, this generously proportioned home benefits from multiple reception rooms, a conservatory with garden views, and no onward chain—ready for immediate occupation.

5



2



3





LOCAL AUTHORITY

Wakefield

TENURE

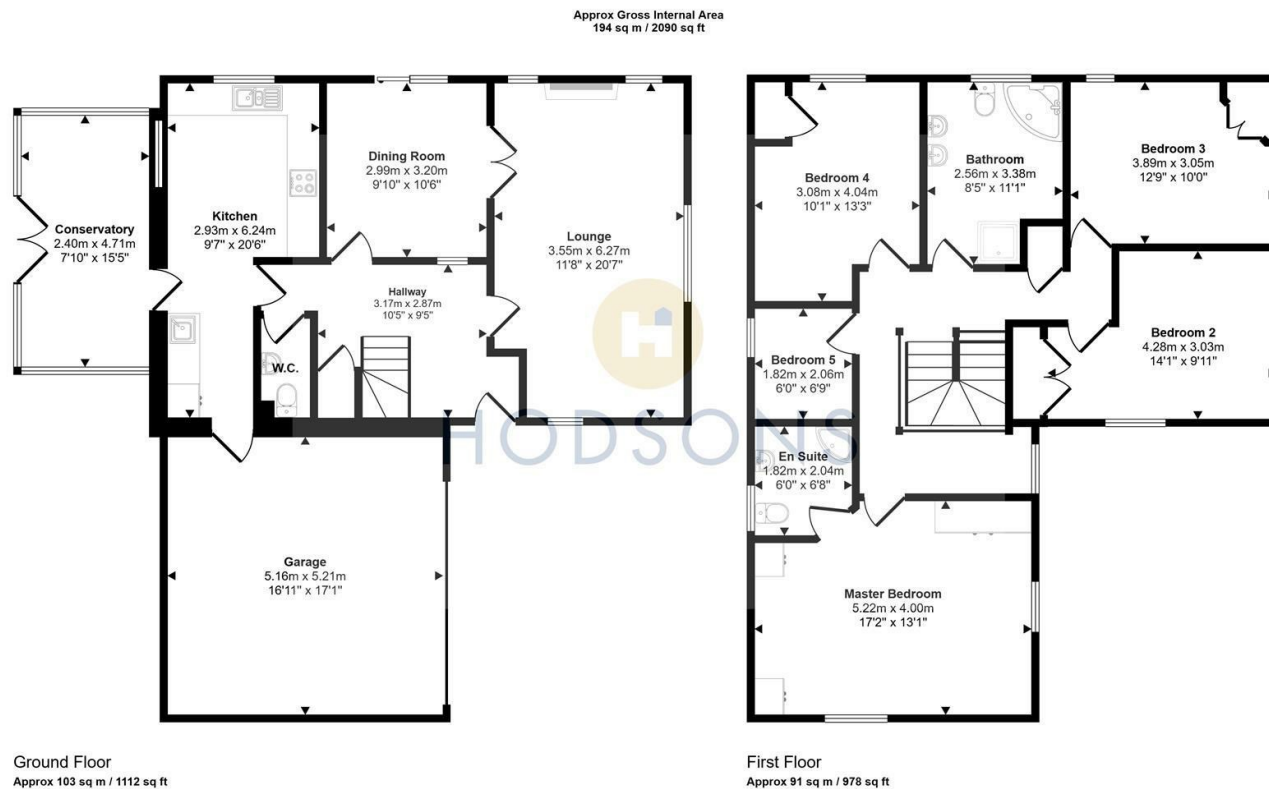
Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only



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		
(55-68) D		
(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