



HODSONS



ASKING PRICE

**£200,000**

**Fernleigh Court**

Wakefield, WF2 8SJ

## PROPERTY SUMMARY

A modern three-bedroom semi-detached home tucked away in a quiet cul-de-sac, offering a bright lounge, fitted kitchen, contemporary bathroom, off-road parking, and an enclosed rear garden with generous timber decking. Available with no onward chain, this is an ideal purchase for first-time buyers, families, or investors

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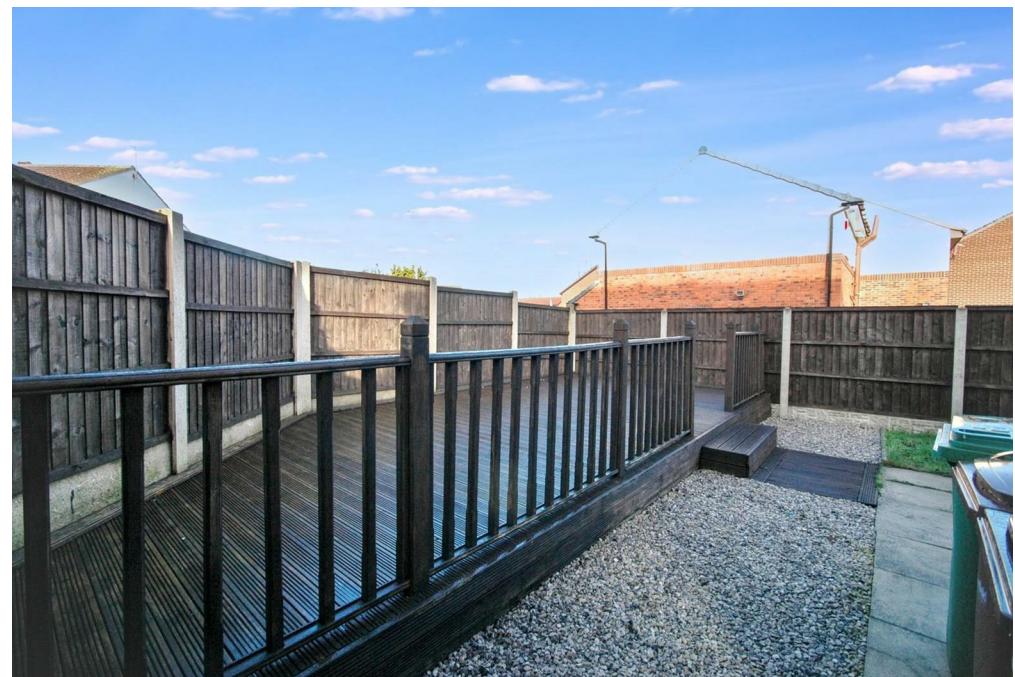
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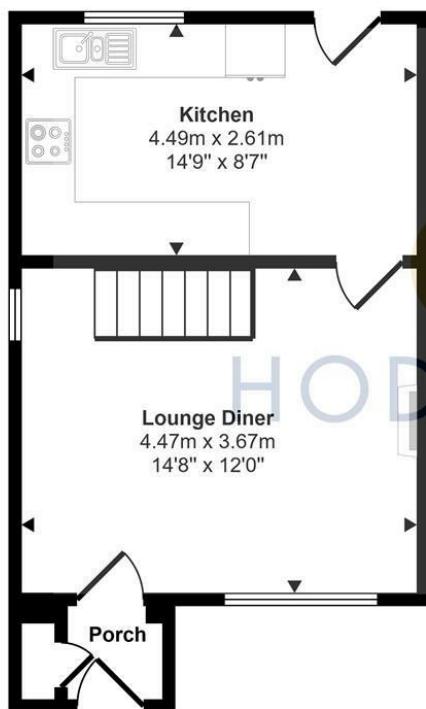




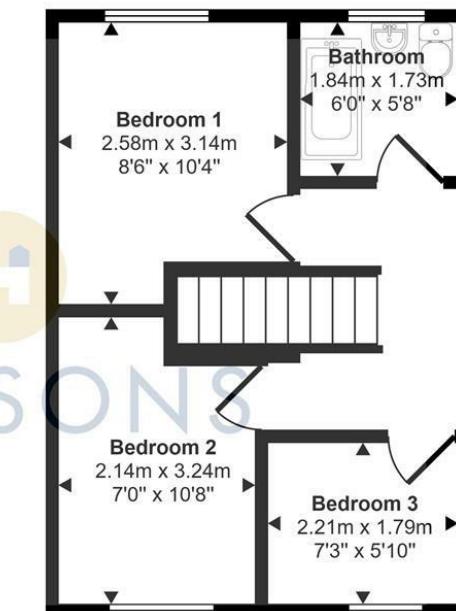




Approx Gross Internal Area  
60 sq m / 649 sq ft



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

B

## VIEWINGS

By prior appointment only

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(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



**HODSONS**

### OFFICE ADDRESS

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### OFFICE DETAILS

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