



# HODSONS



OFFERS IN THE REGION OF

**£250,000**

**Bolus Lane**

Wakefield, WF1 3DT

## PROPERTY SUMMARY

A superbly presented traditional semi-detached home, finished to a high standard throughout and offering stylish, well-planned accommodation ideal for modern living. Featuring two generous double bedrooms, attractive landscaped gardens designed for entertaining, off-road parking to both the front and rear, and a versatile outbuilding, this impressive property is conveniently located just off Leeds Road in the popular area of Outwood.

2



2



1









**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

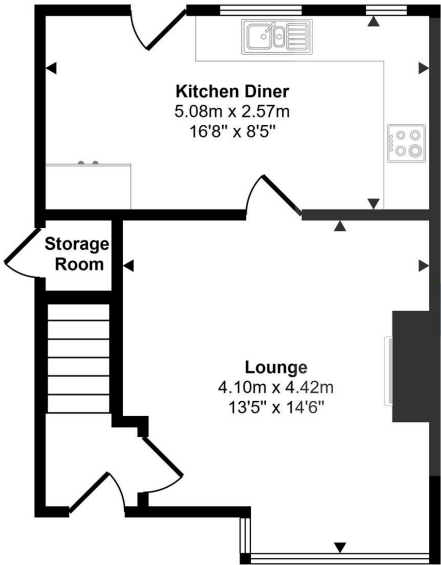
**COUNCIL TAX BAND**

B

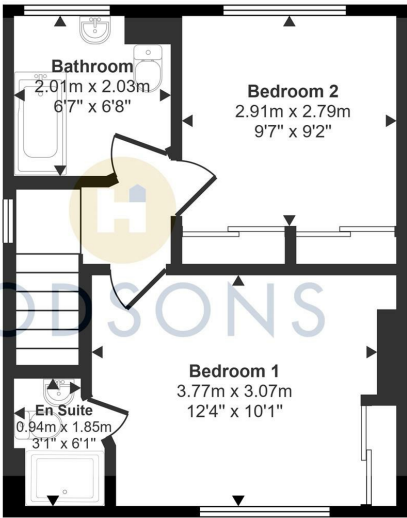
**VIEWINGS**

By prior appointment only

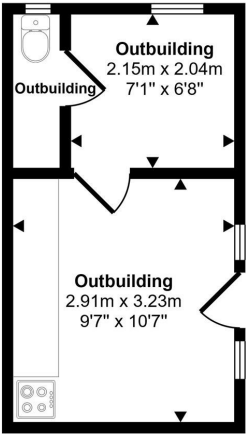
Approx Gross Internal Area  
84 sq m / 906 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft



First Floor  
Approx 33 sq m / 359 sq ft



Outbuilding  
Approx 16 sq m / 172 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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**  
37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**  
01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk