



# HODSONS



OFFERS OVER

**£210,000**

**Tithe Barn Street**

Wakefield, WF4 6LG



HODSONS

## PROPERTY SUMMARY

A beautifully improved stone end-terrace house in the heart of Horbury, offered with no onward chain. Recently refurbished with a quality fitted kitchen, modern bathroom, full redecoration and new floor coverings, this is a move-in-ready home ideal for first-time buyers, downsizers or investors. Featuring UPVC double glazing, gas central heating, a lawned rear garden and a detached single garage, all within walking distance of Horbury's excellent amenities.

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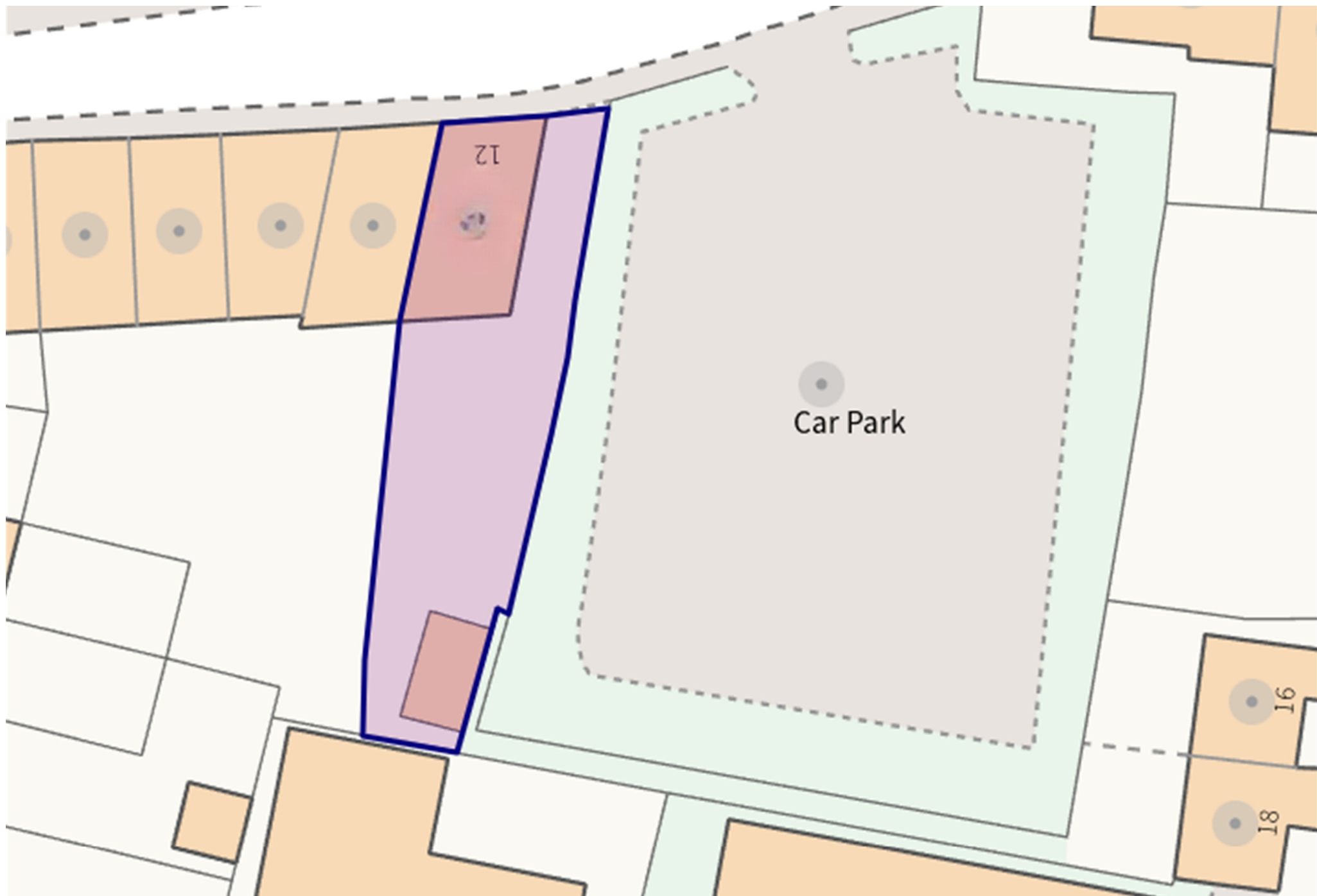
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HODSONS





**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Approx Gross Internal Area  
77 sq m / 825 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft

First Floor  
Approx 38 sq m / 410 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		54	
(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



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