



HODSONS

ASKING PRICE

£525,000

Shaw Fold

Wakefield, WF2 7LT



PROPERTY SUMMARY

A truly distinctive Grade II listed stone-built home offering generous five-bedroom accommodation arranged over three floors, rich in period character and beautifully restored throughout. With two superb reception rooms, a large contemporary breakfast kitchen, two bathrooms, ample parking and a private south-facing walled garden, this is a rare opportunity to purchase a landmark home in the heart of Sandal. Ideally placed for local amenities, schools, the train station and motorway links. Offered with no onward chain.

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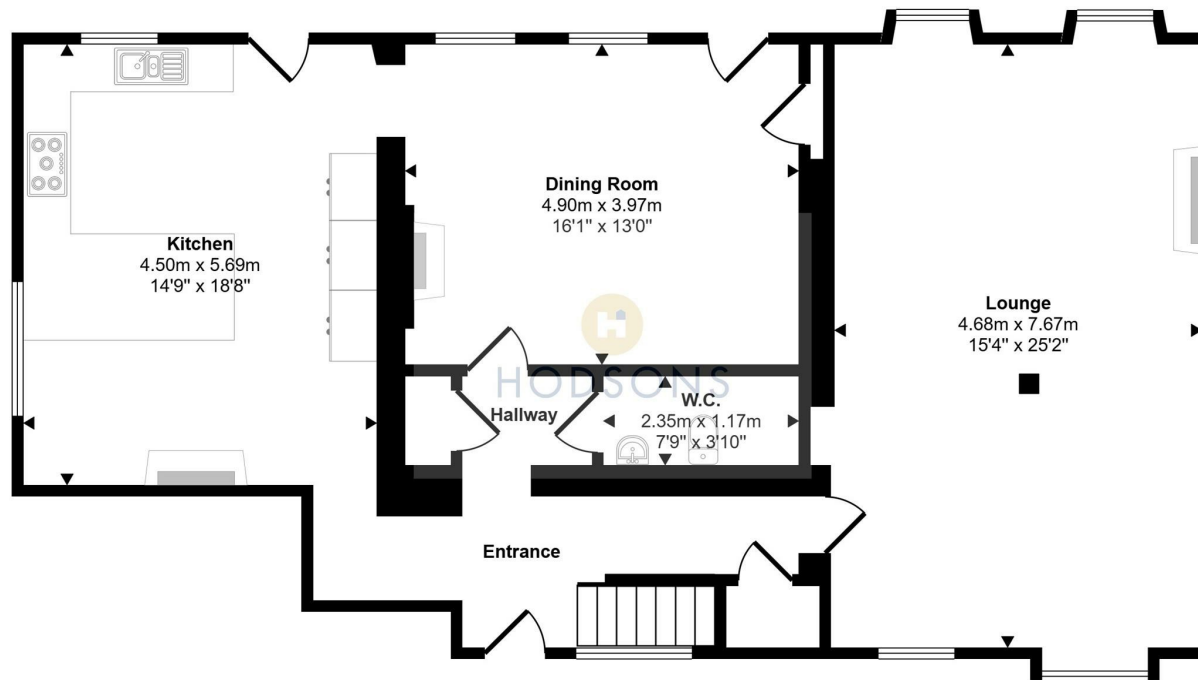


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Ground Floor
Approx 108 sq m / 1160 sq ft

Denotes head height below 1.5m

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

C

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		76
(55-68) D	63	
(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



OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk