



HODSONS

ASKING PRICE

**£215,000**

**St. Marks Street**

Wakefield, WF1 3PN



## PROPERTY SUMMARY

A well-presented three-bedroom end-terrace home featuring a stylish open-plan kitchen diner, separate utility room, modern bathroom, and enclosed rear garden. Ideally located close to Wakefield city centre with its excellent shops, cafés, transport links, and amenities. Offered with no onward chain, this is an ideal first home or a smart choice for young families. Viewing is recommended.

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Approx Gross Internal Area  
83 sq m / 898 sq ft



Ground Floor  
Approx 44 sq m / 475 sq ft

First Floor  
Approx 39 sq m / 423 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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**

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**OFFICE DETAILS**

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