



# HODSONS



**£300,000**

**Bradford Road**

Wakefield, WF1 2AN



## PROPERTY SUMMARY

This traditional semi-detached home offering extended and generous living space. Lounge, separate dining room, fitted kitchen, ground floor W.C., and a flexible first-floor layout currently arranged as two bedrooms with an en suite but easily returned to three bedrooms. Featuring a garage, good-sized rear garden, gas central heating, UPVC double glazing, and offered with no onward chain. Situated in a highly convenient location close to amenities, schools, and commuter routes. Ideal for buyers looking to modernise and add value.

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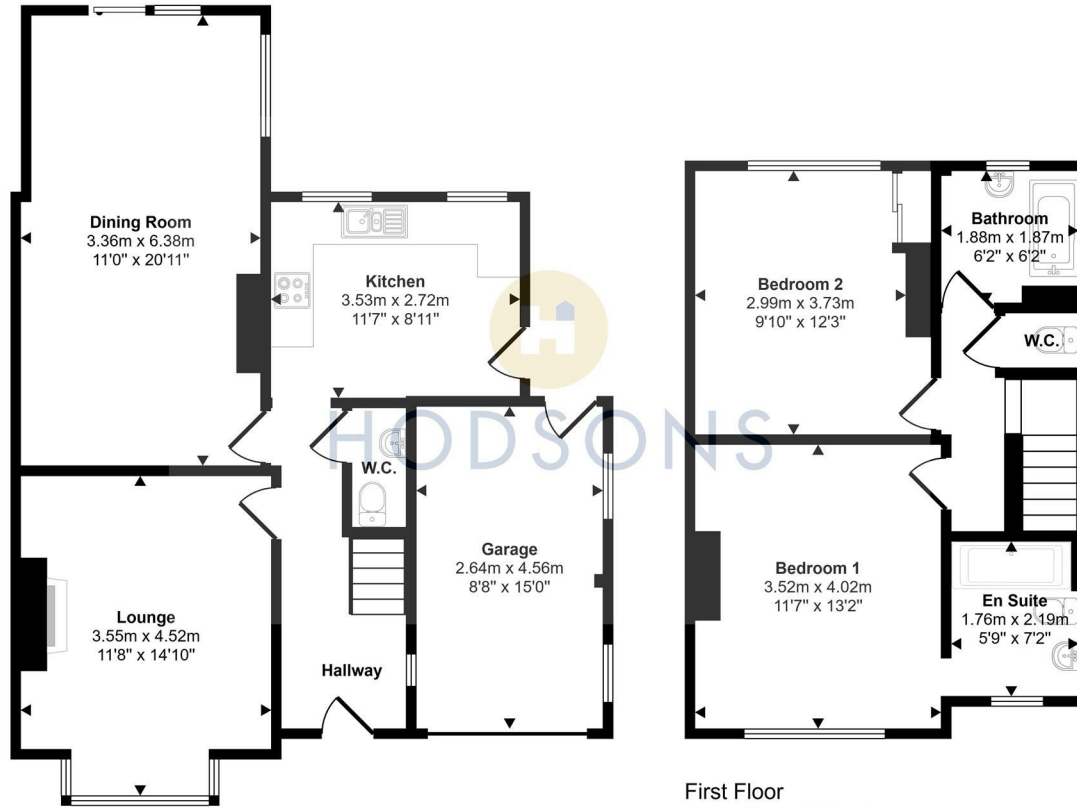
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Approx Gross Internal Area  
110 sq m / 1189 sq ft



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**

C

**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>			<b>80</b>
(55-68) <b>D</b>		<b>65</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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