



HODSONS

ASKING PRICE

£175,000

Gateways

Wakefield, WF1 2LZ



Ideal for the first time buyer, couple or family is this well presented three bedroom mid terrace home featuring spacious interior and superb transport links. **VIEWING ESSENTIAL.**

Situated in the popular area of Outwood this well presented three bedroom mid terrace property offers front and rear gardens and exceptional access to transport links, making it an ideal choice for families and commuters alike.

The property boasts a welcoming entrance hall leading to a spacious lounge/diner. The first floor provides three bedrooms and a three piece house bathroom. Outside, there is low maintenance front garden while the rear garden offers an enclosed space for outdoor entertaining or dining.

The property is ideally located for all local shops and amenities and is within walking distance to primary and secondary schools. There are local bus routes running to and from Wakefield and Leeds City Centre as well as being close to the train station. The motorway network is nearby, perfect for those looking to commute further afield.

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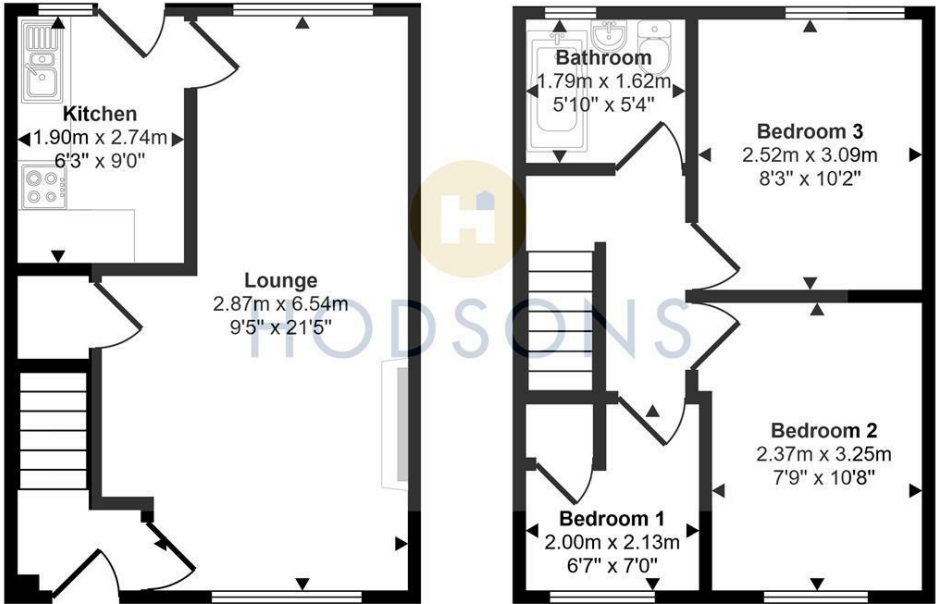
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Approx Gross Internal Area
58 sq m / 623 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft

First Floor
Approx 29 sq m / 314 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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (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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| <p>OFFICE ADDRESS 37-39 George Street Wakefield West Yorkshire WF1 1LX</p> | <p>OFFICE DETAILS 01924 200544 wakefield@hodsonsproperty.co.uk www.hodsonsproperty.co.uk</p> |
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