



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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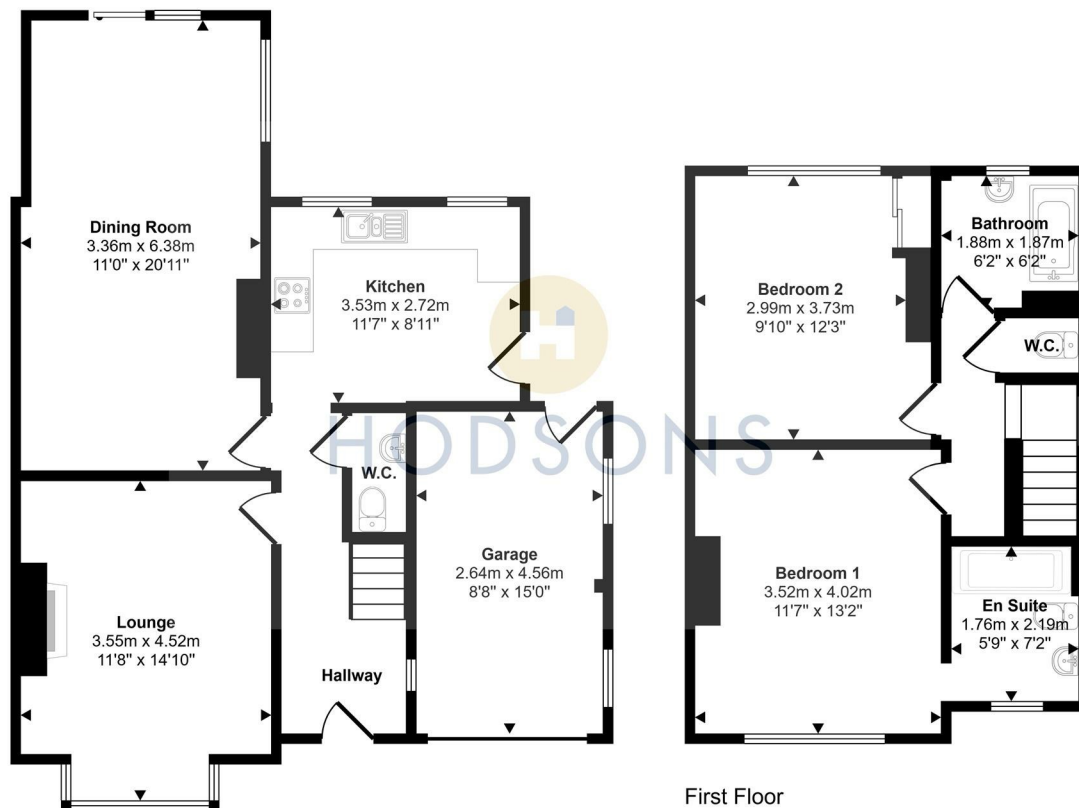
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Approx Gross Internal Area
110 sq m / 1189 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft

First Floor
Approx 42 sq m / 450 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

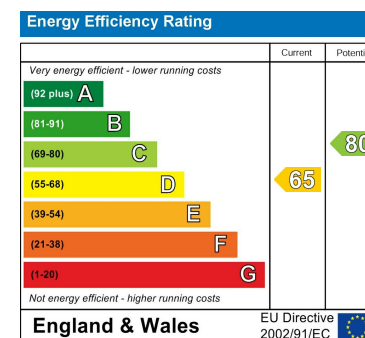
Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



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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