



HODSONS

ASKING PRICE

£119,950

Grosvenor Street

Wakefield, WF1 5BG



PROPERTY SUMMARY

A very well presented two bedroom mid terrace house offered for sale with no onward chain. Recently redecorated throughout with new carpets and floor coverings, the property is ready to move straight into and would be ideal for first time buyers, downsizers or buy to let investors. Featuring a spacious lounge, fitted dining kitchen, two good sized bedrooms, modern bathroom, gas central heating, UPVC double glazing and a garage to the rear.

2



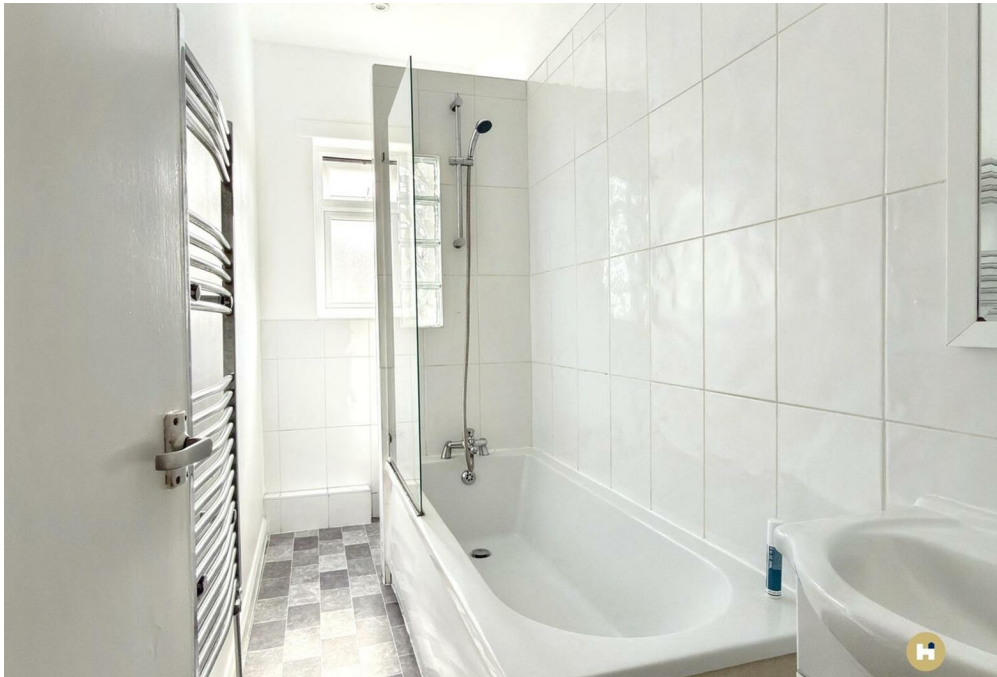
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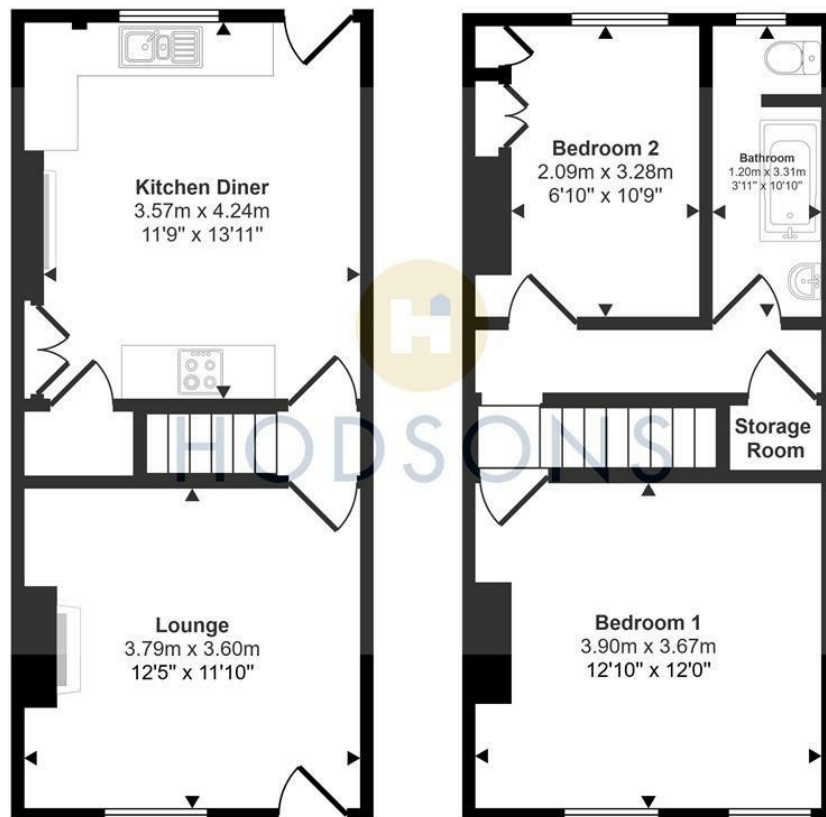








Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft

First Floor
Approx 34 sq m / 370 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

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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