



ASKING PRICE

**£255,000**

**Rhubarb Hill**

Wakefield, WF2 0GP



**HODSONS**

## PROPERTY SUMMARY

Occupying an enviable head of cul-de-sac position on this popular modern development, this well presented three bedroom semi detached home enjoys attractive open views to the rear and offers accommodation over three floors, including a principal bedroom with en suite, enclosed rear garden, driveway parking.

3



2



1



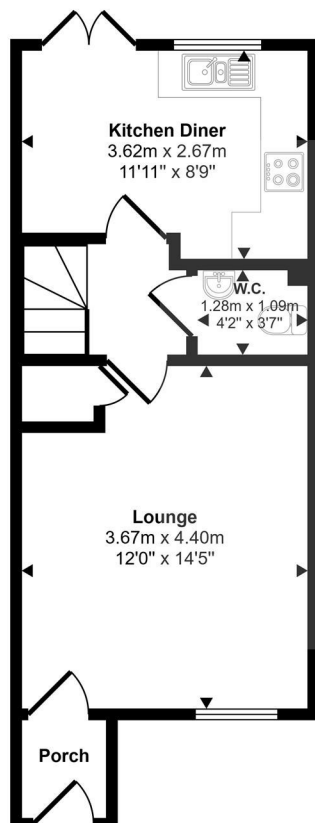


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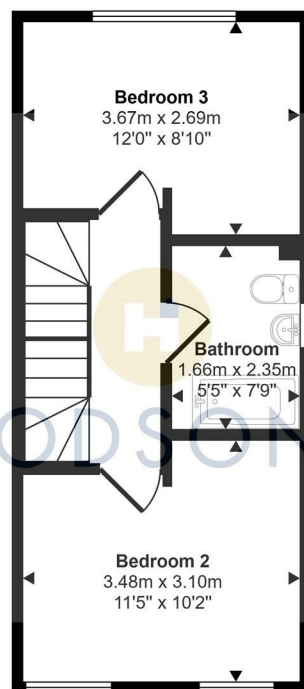
Approx Gross Internal Area  
85 sq m / 919 sq ft



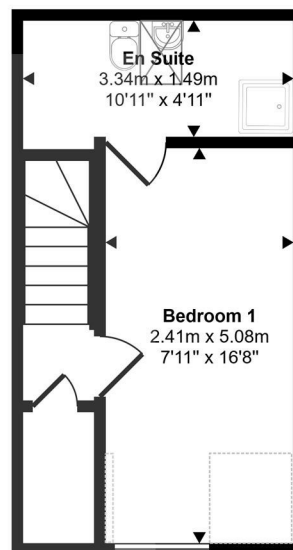
Ground Floor  
Approx 32 sq m / 348 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 30 sq m / 326 sq ft



Second Floor  
Approx 23 sq m / 245 sq ft

## 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>                          |         | 96                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |         |                         |
| 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

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## OFFICE DETAILS

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