



HODSONS



£1,300

The Hawthorns

Wakefield, WF1 3TL



PROPERTY SUMMARY

We are delighted to bring to the market this beautifully presented three-bedroom detached family home, perfectly positioned in a quiet cul-de-sac in the sought-after area of Outwood.

The property offers a spacious and welcoming layout, featuring three double bedrooms, including a master ensuite, a bright conservatory, and generous living accommodation throughout. Outside, the home benefits from driveway parking and a detached garage, making it ideal for families or professionals alike.

Situated close to local shops, amenities, Outwood train station, and reputable schools, this home provides excellent convenience while being only a short drive from Wakefield city centre.

This property is available immediately – early viewing is highly recommended.

3

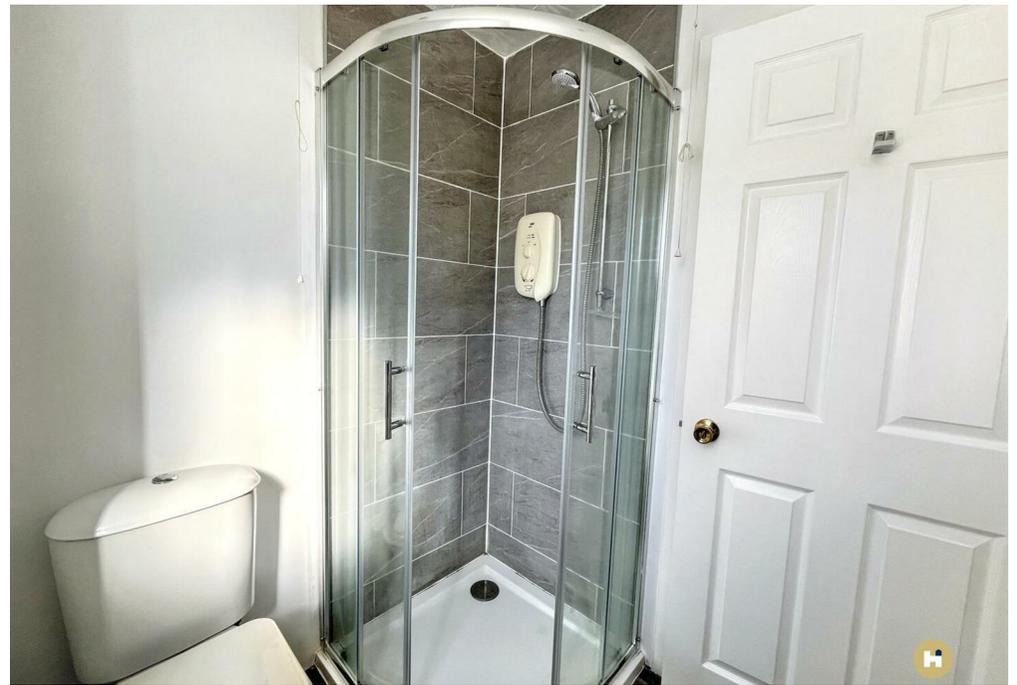


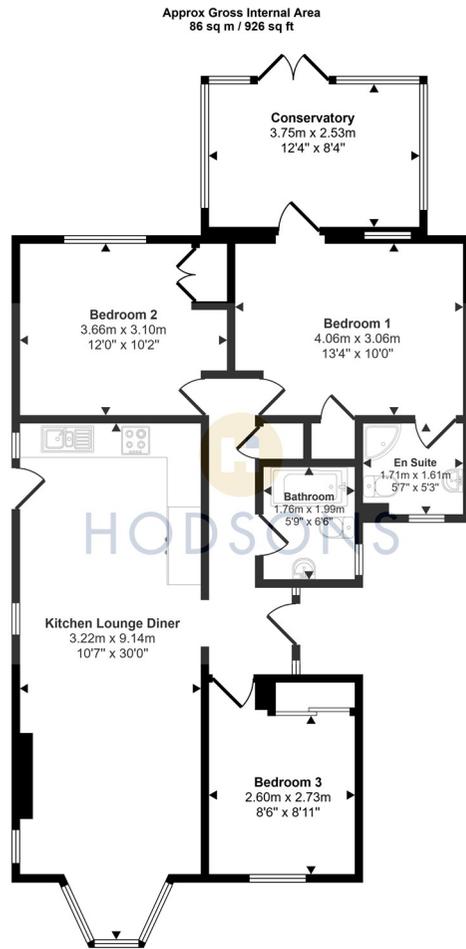
2



1







Floorplan

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 Council

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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