



£895
Oakwood Avenue
Wakefield, WF2 9JS

This is a stunning home which has been refurbished throughout to provide an outstanding level of specification and presentation.

The two double bedroom accommodation also includes an attractive lounge with deep bay window, kitchen diner with contemporary units, a larger larder cupboard and integrated appliances and the bathroom has a modern white suite including bath with shower over.

The house offers UPVC double glazing, underfloor insulation, a large fully boarded and lit loft space, network access for easier working at home and a recently installed smart thermostat controlled gas central heating system. As part of the renovation the house has been replastered and decorated and there are brand new carpets/floor coverings throughout. There is off road parking to the front whilst to the rear is a good sized, enclosed garden.

Oakwood Avenue is a pleasant tree lined street with excellent links to Wakefield City Centre and well placed for commuters with convenient access to the M1 motorway.

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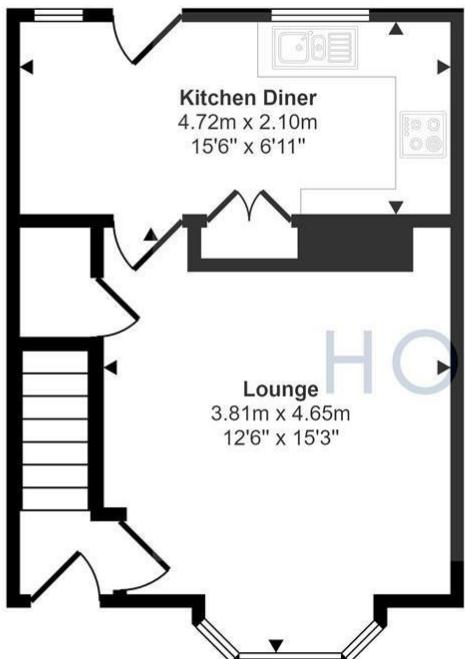


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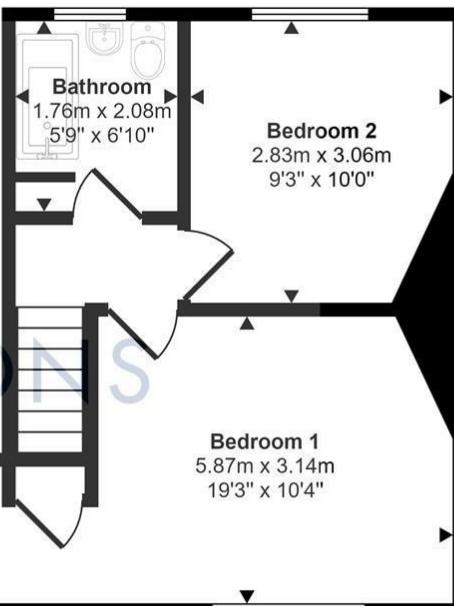
Approx Gross Internal Area
62 sq m / 672 sq ft



Ground Floor
Approx 31 sq m / 330 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.

First Floor
Approx 32 sq m / 342 sq ft



LOCAL AUTHORITY

Wakefield

TENURE

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

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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