



HODSONS

ASKING PRICE

£135,000

Birch Close

Wakefield, WF4 2QE



PROPERTY SUMMARY

This is a particularly well maintained mid town house for which a viewing is strongly recommended.

Upon entering, you are greeted by a tastefully decorated lounge, perfect for relaxing or entertaining guests. The ground floor also has a convenient W.C., while the spacious dining kitchen offers ample space for family meals.

To the first floor, you will find two double bedrooms, each equipped with built-in wardrobes for all your storage needs. The bathroom is complete with a pristine white suite.

Outside, the property offers a parking space at the front, ensuring convenience for residents. The well-presented lawned garden, adorned with stocked borders presents an attractive outdoor retreat.

This property is an excellent opportunity for first-time buyers, offering a seamless transition into homeownership with no onward chain. Don't miss out on the chance to make this charming house your new home.

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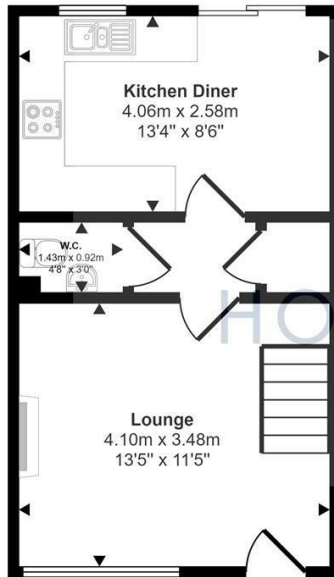




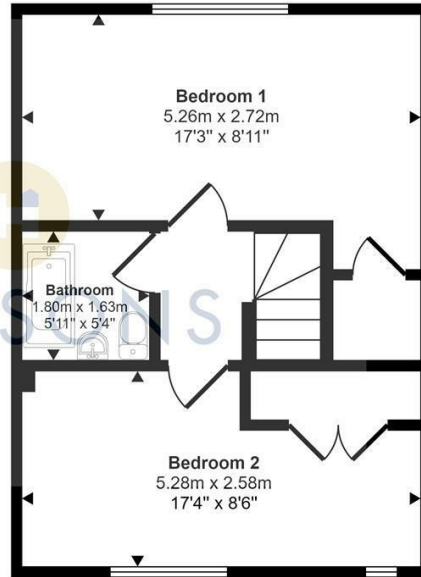




Approx Gross Internal Area
68 sq m / 731 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 38 sq m / 412 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

Leasehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(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