



HODSONS



ASKING PRICE

£224,995

Springfield Road

Wakefield, WF3 3FN

PROPERTY SUMMARY

Located within a popular development with excellent commuter links, is this modern three storey semi detached home. Ideal for a growing family, the house provides well presented living space which briefly comprises; entrance lobby, kitchen/diner with range of contemporary units, Lounge with French doors leading out to the rear garden. To the first floor are two bedrooms and the family bathroom while on the second floor is an impressive master bedroom with a quality en suite shower room. There is off road parking provided to the front and to the rear is an enclosed low maintenance garden with paved patio and artificial turf. Springfield Road is located just of the A61 Leeds Road, very accessible for both Leeds and Wakefield. There are schools for all age groups in the area and excellent transport links including the nearby M1 and M62 motorways along with the train station at Outwood.

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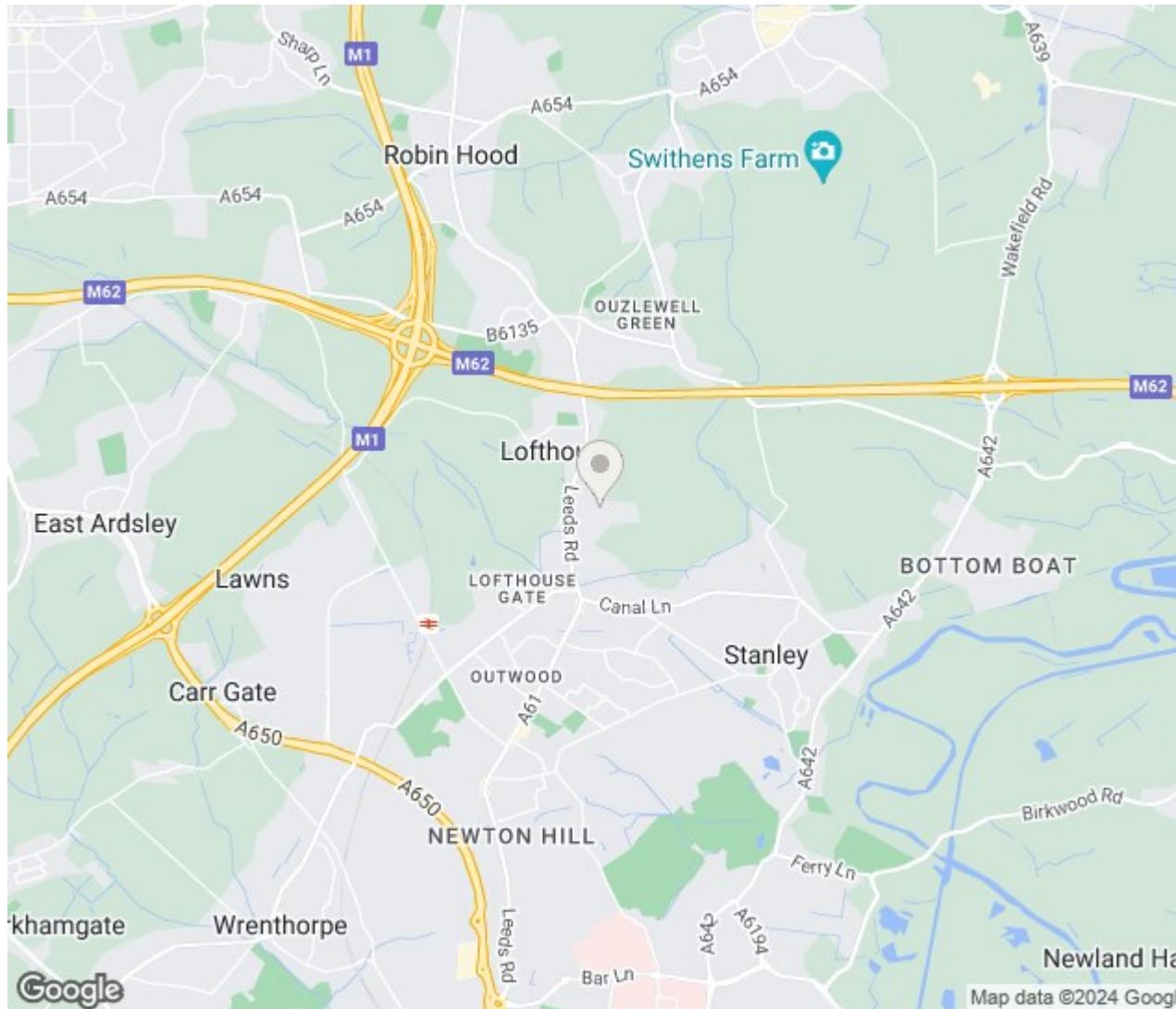
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**LOCAL AUTHORITY**

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)	A	87
(81-91)	B	
(69-80)	C	75
(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



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OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk