



HODSONS



OFFERS IN THE REGION OF

£357,950

Wrenthorpe Lane

Wakefield, WF2 0QB

PROPERTY SUMMARY

We are pleased to offer to the open market, this immaculate and spacious, extended **FOUR BEDROOM** semi detached house, situated in this popular residential village location of Wrenthorpe.

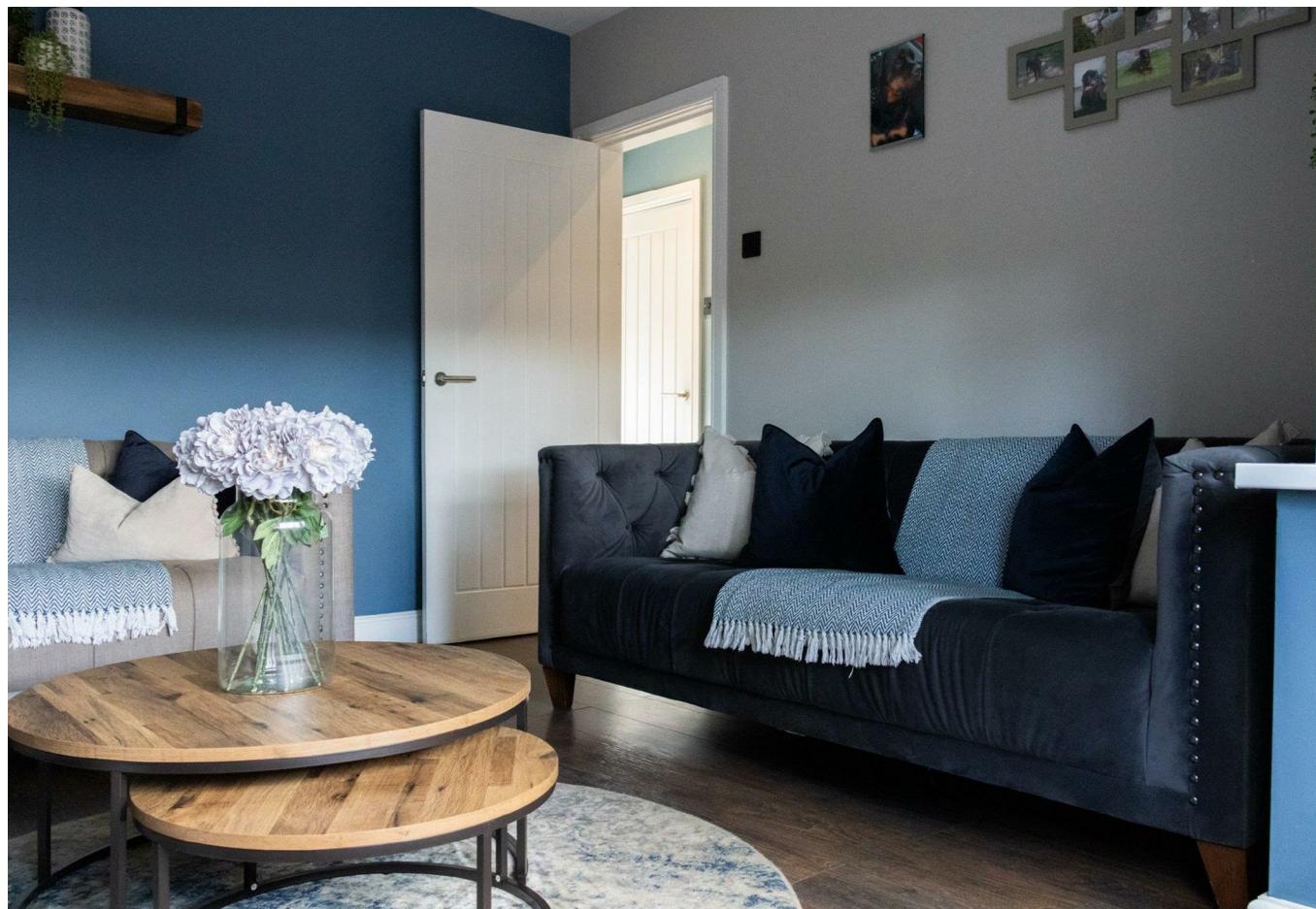
4



2



1









GROUND FLOOR



1ST FLOOR



17 WRENTHORPE LANE, WRENTHORPE, WF2 0QB

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only and are given for guidance purposes only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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



HODSONS

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OFFICE DETAILS

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