



HODSONS

ASKING PRICE

£325,000

Geary Drive

Wakefield, WF2 0UQ



PROPERTY SUMMARY

Offered to the market with no onward chain this modern detached house represents an excellent opportunity for a growing family.

The property provides spacious living accommodation which will benefit from a scheme of cosmetic upgrades and briefly comprises; entrance hall with W.C off, lounge, separate dining room and fitted kitchen. To the first floor are four bedrooms (master with en suite) and family bathroom.

The house has UPVC double glazing to window units, a gas central heating system and lawned gardens to front and rear. A drive provides off road parking and leads to an integral single garage.

Geary Drive is a cul de sac of similar style homes which is conveniently located to access a wide range of amenities including well regarded schools for all age groups, public transport services and the motorway network.

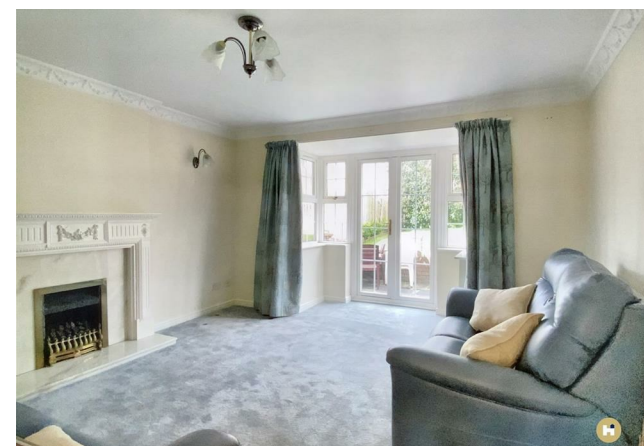
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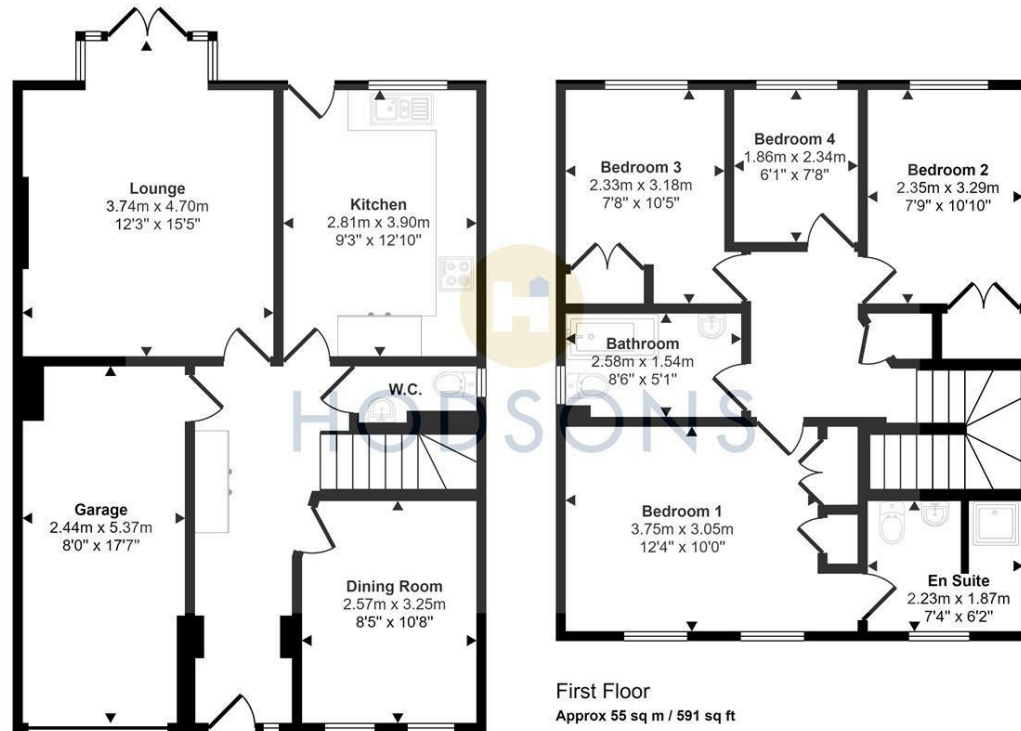








Approx Gross Internal Area
120 sq m / 1288 sq ft



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

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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

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OFFICE DETAILS

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