



HODSONS



£1,300

The Hawthorns

Wakefield, WF1 3TL



## PROPERTY SUMMARY

We are delighted to bring to the market this beautifully presented three-bedroom detached family home, perfectly positioned in a quiet cul-de-sac in the sought-after area of Outwood.

The property offers a spacious and welcoming layout, featuring three double bedrooms, including a master ensuite, a bright conservatory, and generous living accommodation throughout. Outside, the home benefits from driveway parking and a detached garage, making it ideal for families or professionals alike.

Situated close to local shops, amenities, Outwood train station, and reputable schools, this home provides excellent convenience while being only a short drive from Wakefield city centre.

This property is available immediately – early viewing is highly recommended.

3



2



1





**LOCAL AUTHORITY**

Wakefield Council

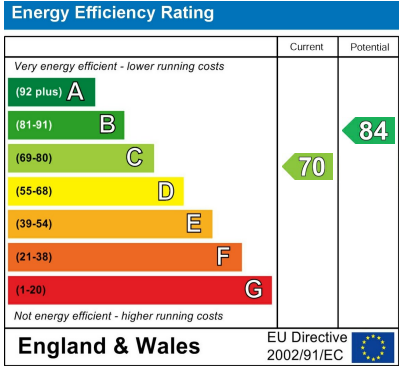
**TENURE**

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only



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**