



# HODSONS

PCM

**£850 PCM**

**Aberford Road**

Wakefield, WF3 4NF



## PROPERTY SUMMARY

We are pleased to offer to the rental market this deceptive THREE DOUBLE BEDROOM end terraced property situated in the popular village location of Stanley. The property benefits from new kitchen units and cupboards, carpets and decorations together with the usual gas fired central heating and PVCu double glazing. The spacious accommodation comprises of front entrance lobby, lounge with electric fire, dining kitchen with electric fire, oven, hob, extractor hood, fridge/freezer and washer, handy under stairs storage cupboard, stairs and landing, three double bedrooms and a large house bathroom/WC with bath and separate walk-in shower cubicle. Off street parking to the side and rear. No rear garden but a small yard to the front. Unfurnished let.

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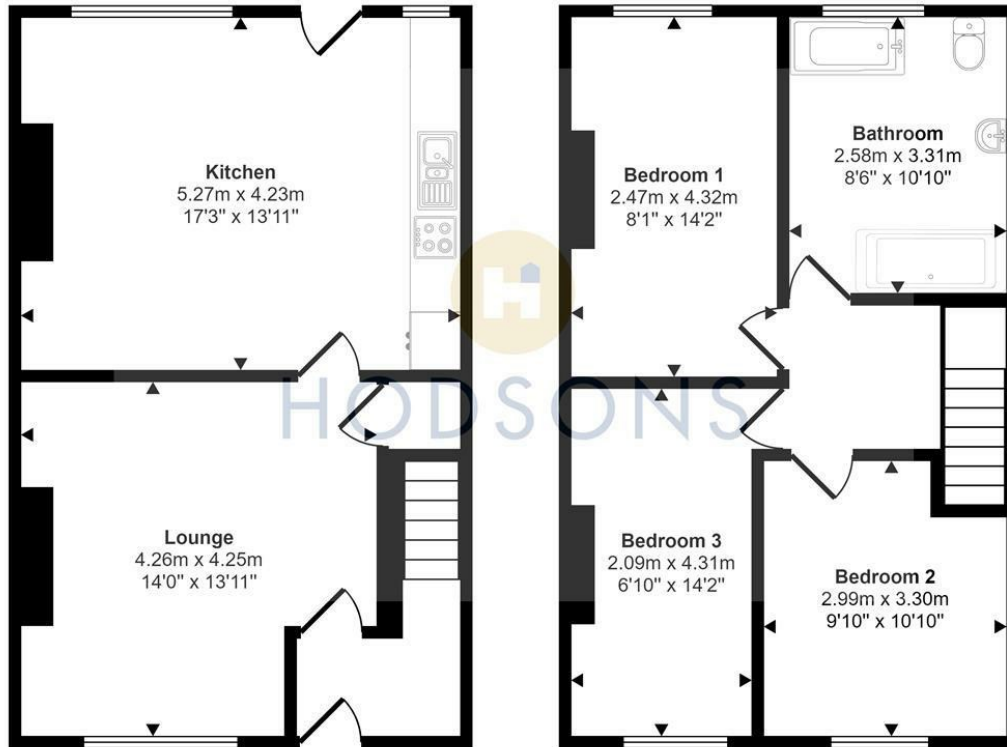


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Approx Gross Internal Area  
91 sq m / 978 sq ft



Ground Floor  
Approx 46 sq m / 490 sq ft

First Floor  
Approx 45 sq m / 488 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 Metropolitan District council

**TENURE**

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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