



HODSONS



PCM

£650 PCM

Grafton Street

Castleford, WF10 4NX



PROPERTY SUMMARY

We are pleased to offer this modern TWO DOUBLE BEDROOM mid terrace house situated within easy reach of Castleford Centre, the M62 motorway network, Xscape leisure centre & Junction 32 shopping plaza. The property benefits from gas fired central heating, PVCu double glazing, on street parking to the front and a low maintenance rear garden together with accommodation of lounge with modern electric fire, good sized modern dining kitchen with oven, hob, extractor, fridge/freezer and washer, under stairs pantry cupboard, rear porch, stairs & landing, two double bedrooms, master with handy walk in cupboard and a house bathroom/WC with electric shower. Enclosed paved rear yard. On street parking to the front. No internal smokers permitted. Unfurnished let.

2



1



1





Approx Gross Internal Area
64 sq m / 685 sq ft



Ground Floor
Approx 31 sq m / 335 sq ft

First Floor
Approx 33 sq m / 350 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		53	
(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
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

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