



# HODSONS

PER MONTH

**£825 Per Month**

**Fenton Street**

Wakefield, WF3 1RJ





## PROPERTY SUMMARY

Sure to attract instant interest is this well presented TWO DOUBLE BEDROOM middle terrace property, situated within 5 miles of Wakefield City Centre, under 3 miles to The White Rose Shopping Centre and approx. 10 miles to Leeds City Centre! The property has been newly decorated together with a new lounge carpet and comprises of lounge (gas fire capped off), modern kitchen with cooker space (gas or electric connection available) basement storage cellar, stairs, and landing (landing with handy storage cupboard), two double bedrooms and a modern half tiled bathroom/WC with electric shower. Rear garden with decking and Astro turf, small front yard and on street parking to the front where available.

2



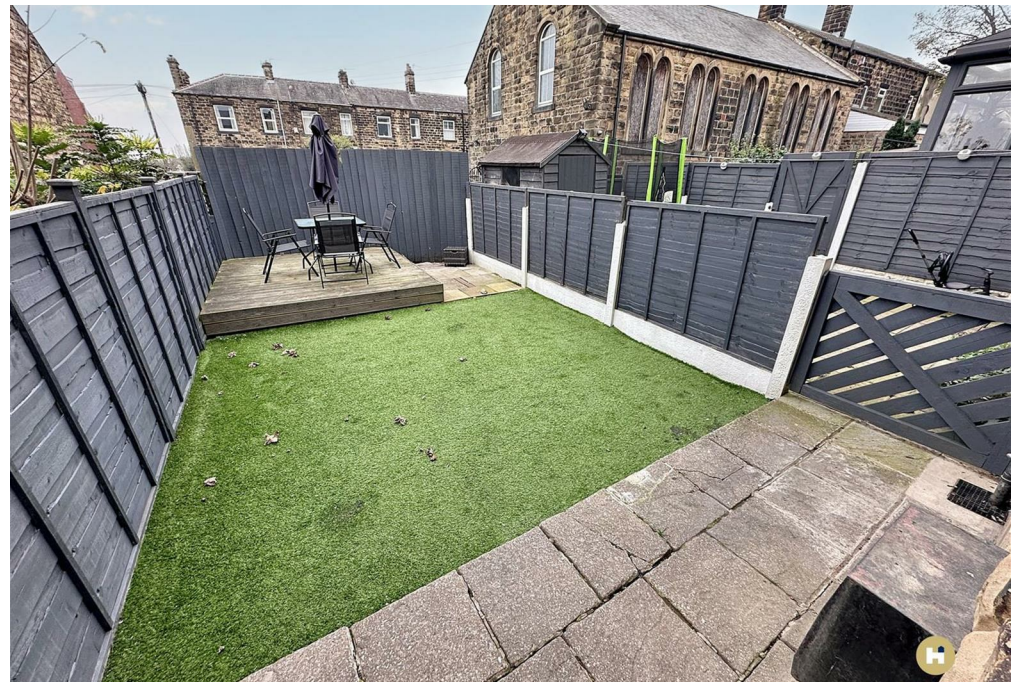
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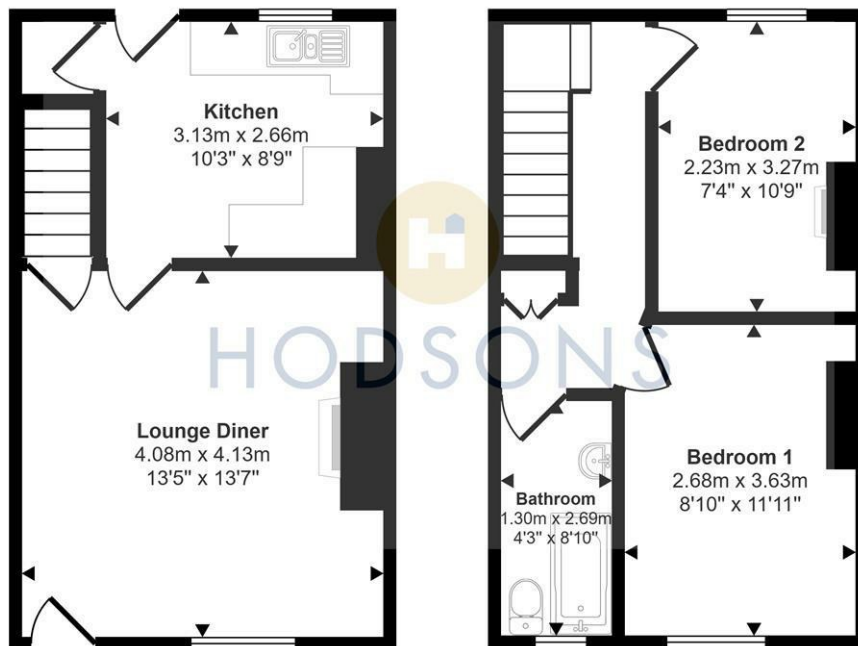








Approx Gross Internal Area  
57 sq m / 612 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft

First Floor  
Approx 29 sq m / 307 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**

Leeds City 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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