



# HODSONS



PCM

**£1,250 PCM**

**Springhill Grove**

Wakefield, WF4 1EY



## PROPERTY SUMMARY

An extremely well presented four bedroom semi detached house situated in a popular village location close to local amenities, schools and the motorway network.. The property is inclusive of gas central heating & d/glazing and in brief comprises entrance hall, shower room/w.c., fitted dining kitchen with oven, hob, integrated fridge/freezer, side entrance porch, sep dining room, study, conservatory, lounge. Four bedrooms (fourth bedroom off 3rd bedroom), bathroom with white suite having shower over bath. Garden area to rear with patio, paved front garden & driveway to side, garage. Viewing recommended not to miss this superb family home.

4



2



2





Approx Gross Internal Area  
124 sq m / 1333 sq ft



Ground Floor  
Approx 74 sq m / 796 sq ft

First Floor  
Approx 50 sq m / 537 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**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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