



HODSONS

PCM

£1,095 PCM

Springfield Rise

Wakefield, WF3 3FP



## PROPERTY SUMMARY

A very well presented three bedroom modern semi-detached house occupying an attractive cul-de-sac position within this popular development in Lofthouse. The spacious and well designed accommodation is set over three floors and benefits from fantastic transport and commuter links into both Leeds and Wakefield as well as further afield via the nearby M1 and M62 motorways as well as being served well by good local amenities. Outwood Railway Station is only a short drive away. Offered with gas central heating and PVCu double-glazing, double-width driveway to the front and enclosed garden to the rear. Briefly comprising an entrance hall, guest WC., fully fitted kitchen/diner with integrated appliances, lounge with French doors onto the rear garden, two first floor bedrooms and house bathroom and a second floor master bedroom with dressing area and en-suite shower room. An internal inspection is recommended.

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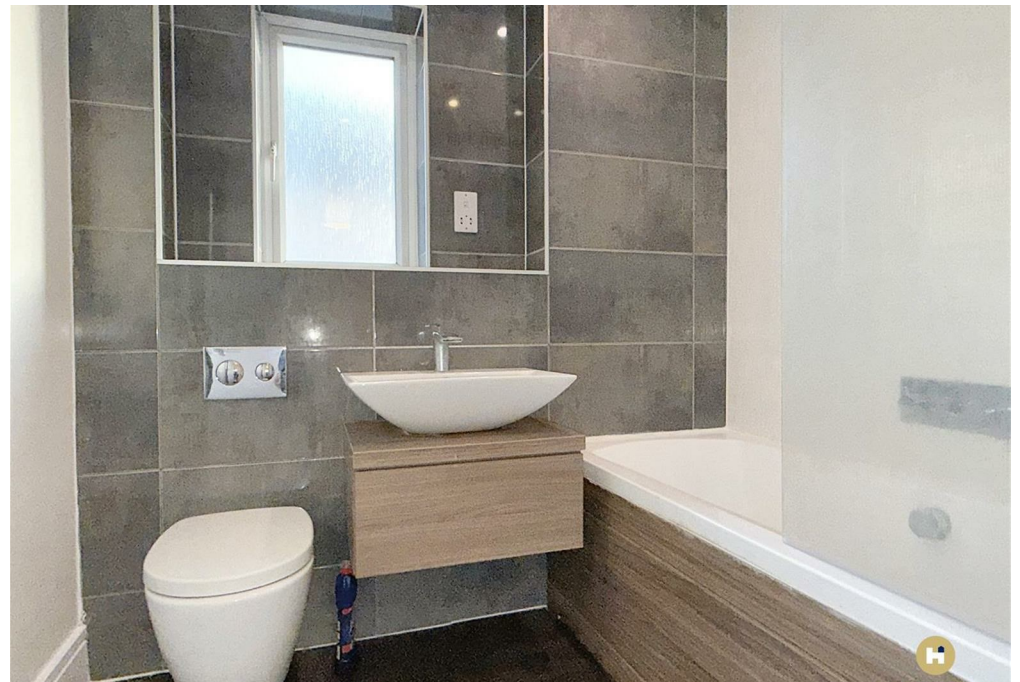


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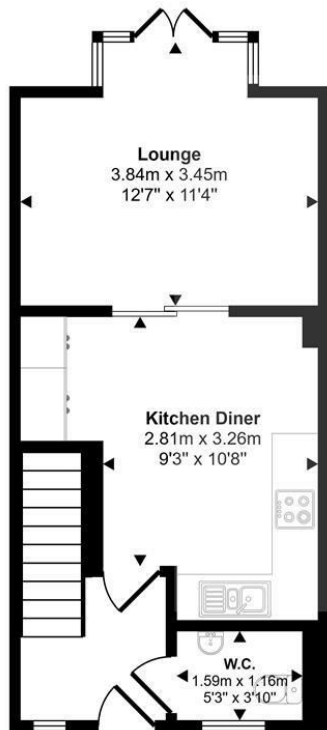


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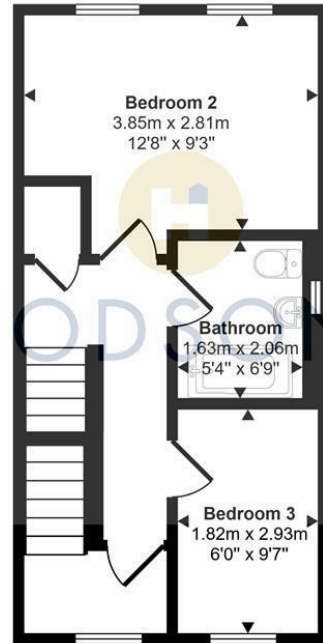




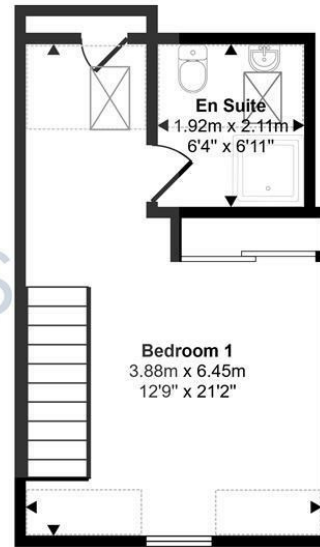
Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 33 sq m / 353 sq ft



First Floor  
Approx 31 sq m / 335 sq ft



Second Floor  
Approx 25 sq m / 269 sq ft

Denotes head height below 1.5m

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>		<b>88</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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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