



HODSONS

PCM

£1,300 PCM

Harebell Avenue

Wakefield, WF2 0AQ

PROPERTY SUMMARY

Situated in a sought-after area of Wakefield, this beautifully presented three-bedroom semi-detached home offers modern living with excellent convenience. Finished to a high standard, the property features a stylish kitchen and contemporary bathroom, ensuring comfort and practicality.

Ideally located with easy access to M1 Junction 40, and within walking distance of Aldi and the scenic Wrenthorpe Park, this home is perfect for families and commuters alike. The spacious layout includes a welcoming lounge, a well-appointed dining kitchen, three generous bedrooms—one with an en-suite—a modern house bathroom, and a spacious boarded loft for additional storage.

Outside, the property benefits from off-street parking for up to three cars, a garage, and a private enclosed rear garden with two useful storage sheds. With gas central heating and double glazing throughout, this home is ready to move into and enjoy.

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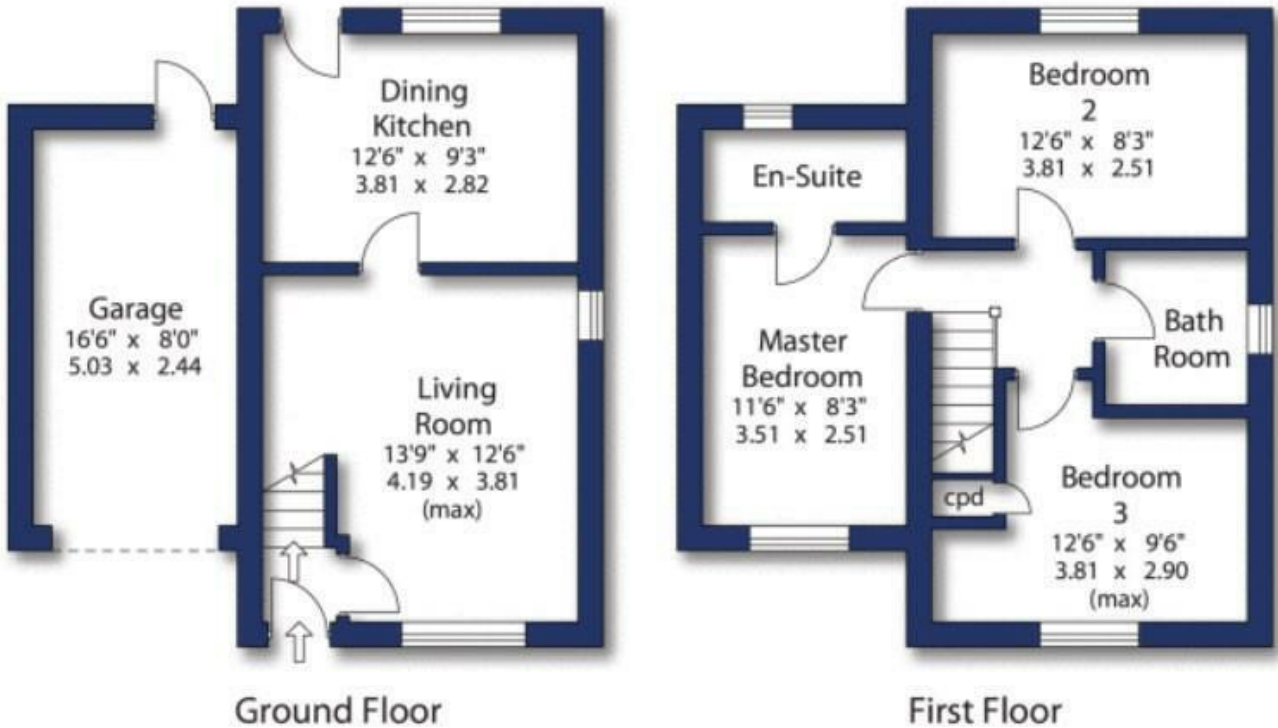


LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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