



HODSONS

PER MONTH

**£850 Per Month**

**Wensley Street East**

Wakefield, WF4 6DX





## PROPERTY SUMMARY

Situated in the heart of Horbury, this well-presented 2 bedroom terraced house has been newly redecorated throughout and benefits from brand new carpets. The property features a cosy lounge, a fully fitted kitchen with a fridge freezer and washing machine included as a gesture of goodwill, and a modern bathroom with a shower over the bath, two bedrooms, with the rear bedroom boasting fitted wardrobes and drawers. Outside, there's a good-sized garden and access to a shared driveway. With UPVC windows and central heating throughout, and located close to local amenities, this home is ready to move into.

2



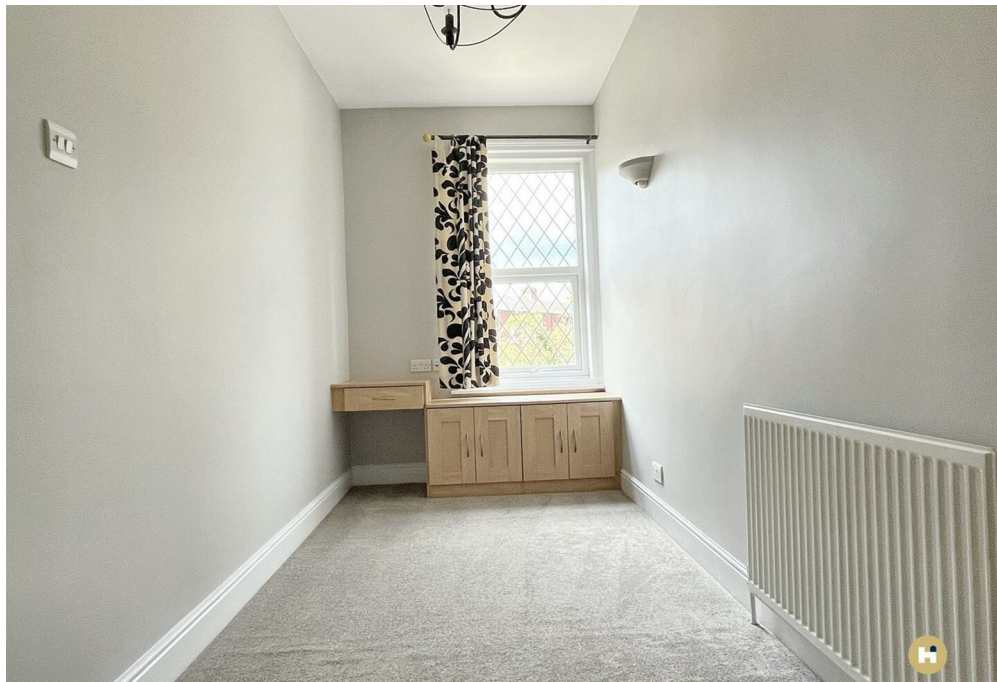
1



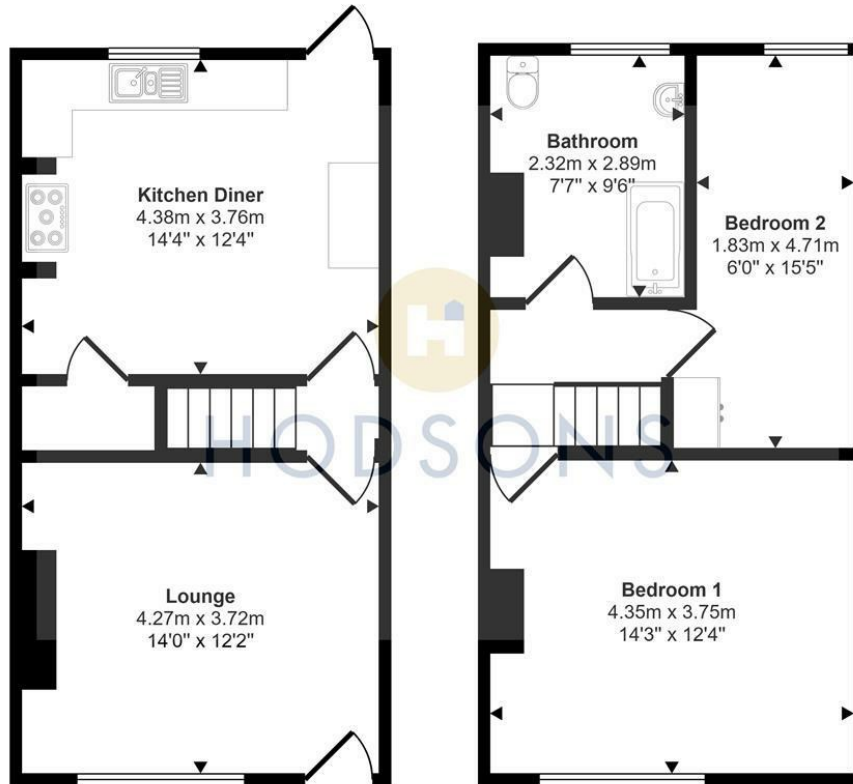
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Approx Gross Internal Area  
74 sq m / 798 sq ft



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 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
(81-91) B		
(69-80) C		
(55-68) D	59	
(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

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## OFFICE DETAILS

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