



# HODSONS



23  
Burkill Street

25

PCM

**£750 PCM**

**Burkill Street**

Wakefield, WF1 5PA





## PROPERTY SUMMARY

We are pleased to bring to the rental market, this modern and presentable TWO DOUBLE BEDROOM mid terrace property situated within easy reach of Wakefield City Centre and located on a main bus route to the centre and its amenities. The property has been fully re-wired, re-decorated and re-carpeted in recent years together with a modern fitted impressive kitchen, it comprises of lounge, dining/sitting room with real coal fire, galley style kitchen with built in oven, hob and extractor (fridge & washer left as a gesture to the new tenants), understairs storage cupboard/pantry, stairs & landing to the first floor, double bedroom to the rear with fitted boiler cupboard, house bathroom/WC with electric shower and screen and master double bedroom to the front with large walk in cupboard/wardrobe. On street parking where available to the front. Fully paved yard to rear with storage outhouse. PVCu double glazing & gas fired central heating.

2



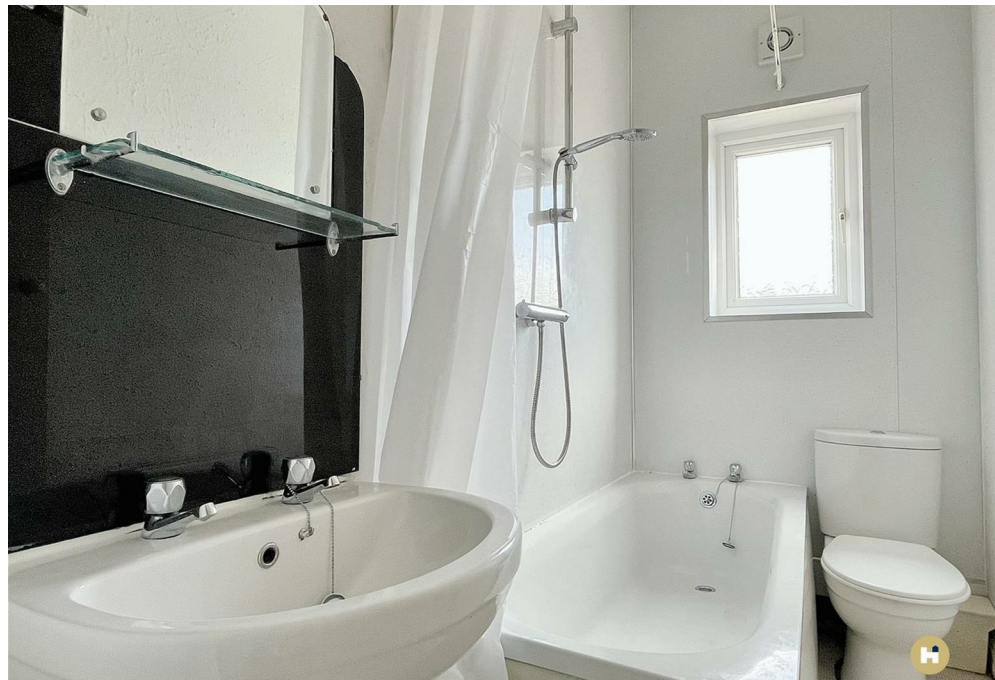
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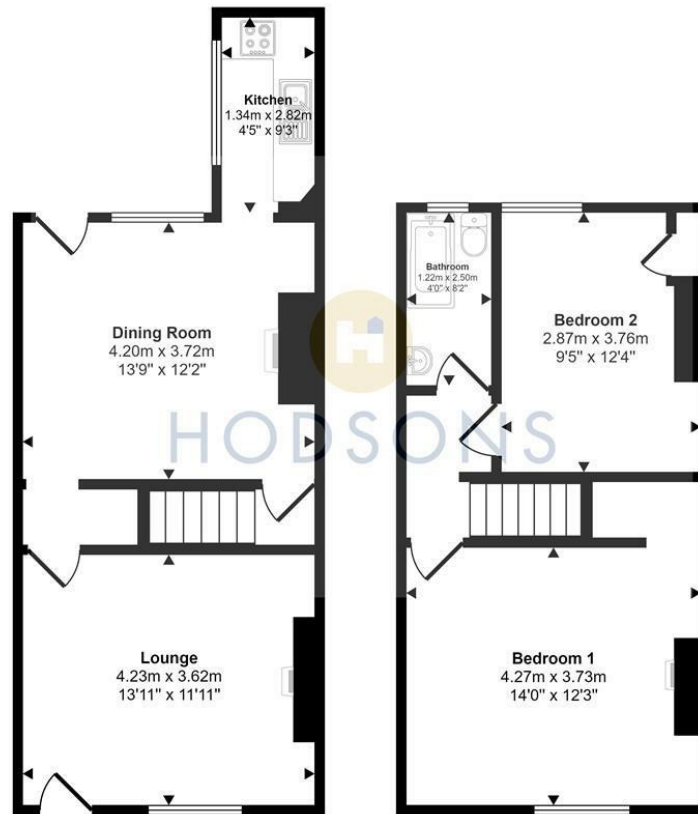








Approx Gross Internal Area  
76 sq m / 821 sq ft



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

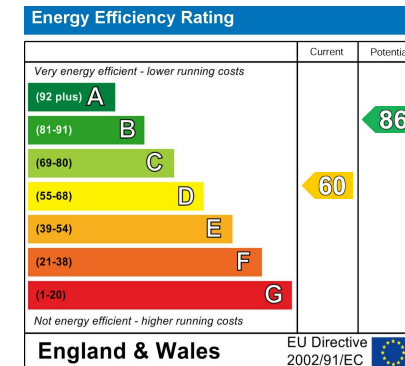
## TENURE

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only



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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