



HODSONS

PCM

£1,250 PCM

Laithes Court

, WF2 9TQ

PROPERTY SUMMARY

This well-kept 3-bedroom semi-detached home in Alverthorpe is perfectly placed for convenience and comfort. You're just around the corner from Aldi, a local park, good schools, and a quick 2-minute hop to the M1 for an easy commute north and south.

Inside, there's a bright entrance porch leading to a ground floor WC, handy for guests. The lounge is warm and welcoming, while the modern kitchen/diner comes with plenty of storage, smart base and wall units, and looks out onto a private, low-maintenance garden with a shed for storage and double patio doors for those summer BBQs.

Upstairs, you'll find three good sized bedrooms (not just a box room) and a clean, contemporary bathroom in white. There's also an easy access boarded loft, offering great extra storage including lighting.

Available from 10th June 2025

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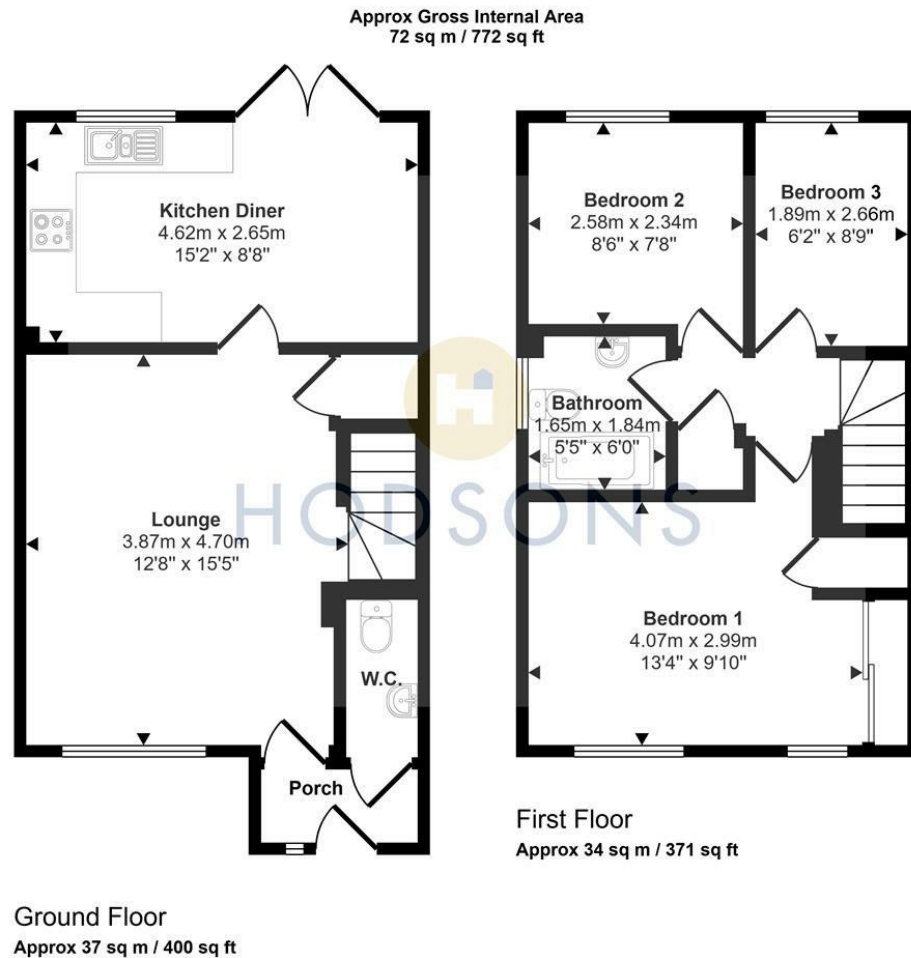
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Wakefield Council Tax

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	85
(55-68) D		
(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

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