



HODSONS



PCM

£695 PCM

Painthorpe Lane

Wakefield, WF4 3HF



PROPERTY SUMMARY

We are pleased to offer this larger than average TWO DOUBLE BEDROOM middle terrace house situated within easy reach of the M1 motorway network and Wakefield City Centre. The property benefits from gas fired central heating and PVCu double glazing and comprises of lounge, modern fitted dining kitchen with electric oven, gas hob, extractor hood, fridge, freezer, washer, dining table & chairs and modern laminate flooring, ground floor bathroom/WC with shower fitment, stairs and landing and two first floor double bedrooms. Small shared yard to the rear and off street parking.

2



1

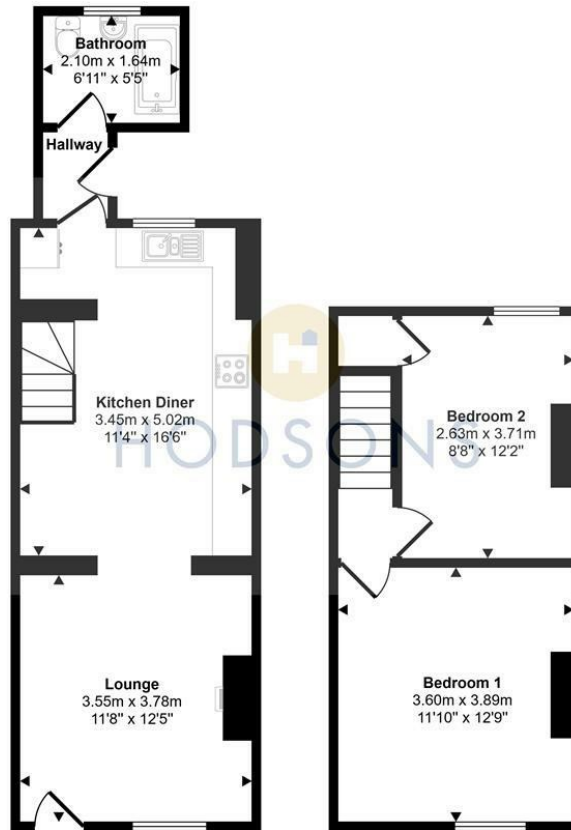


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Approx Gross Internal Area
65 sq m / 701 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft

First Floor
Approx 28 sq m / 301 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(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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