



# HODSONS

PCM

**£795 PCM**

**New Lane**

Wakefield, WF3 2DP





## PROPERTY SUMMARY

Available to let is this two-bedroom terraced house situated on the popular New Lane in East Ardsley. Ideally located for families and commuters alike, the property is close to excellent local schools, major motorway links (M1/M62), and a variety of local shopping amenities.

The accommodation briefly comprises a spacious living room, a modern bathroom featuring a white suite with an overhead shower above the bath. The well-appointed kitchen includes a feestanding oven, and there are two good-sized bedrooms, with the master bedroom benefiting from fitted wardrobes.

The property also offers a useful cellar space providing additional storage, a generous rear garden ideal for outdoor enjoyment, and on-street parking to the front.

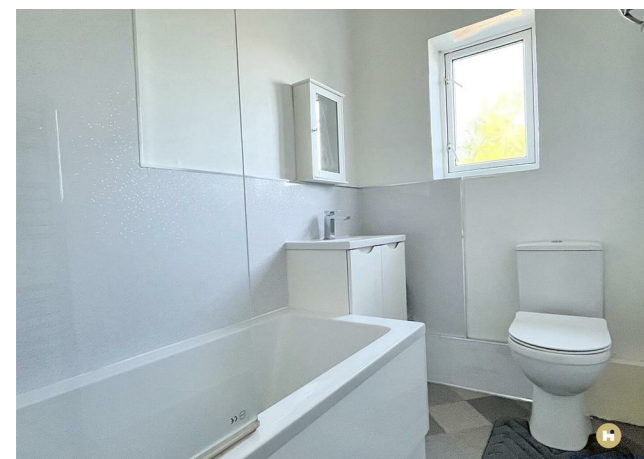
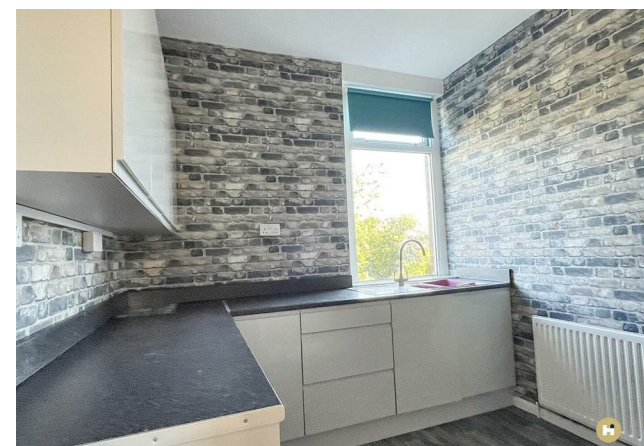
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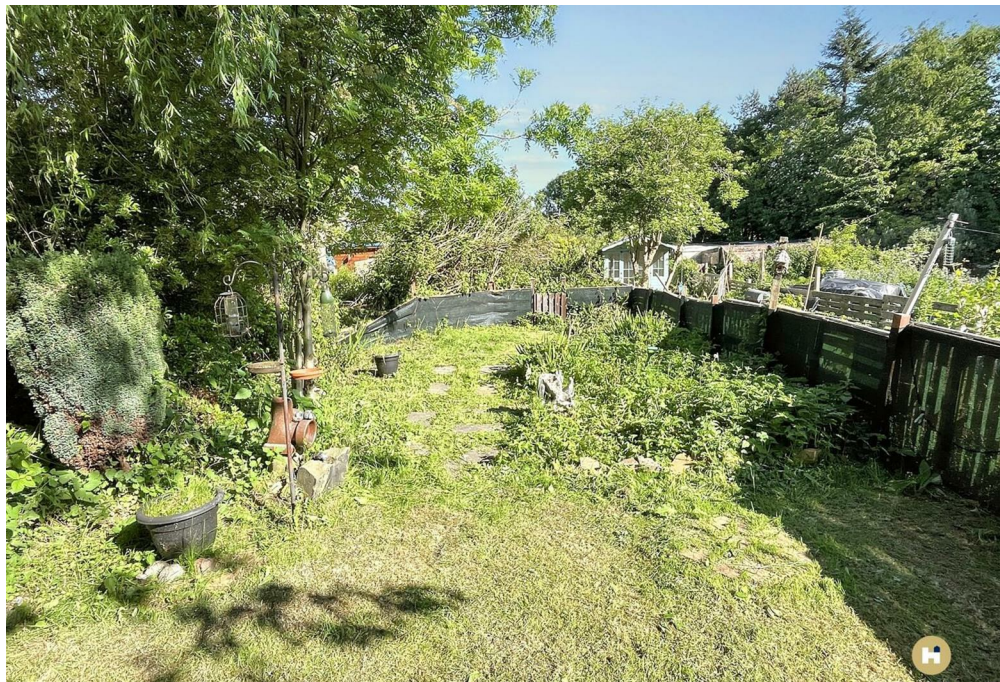
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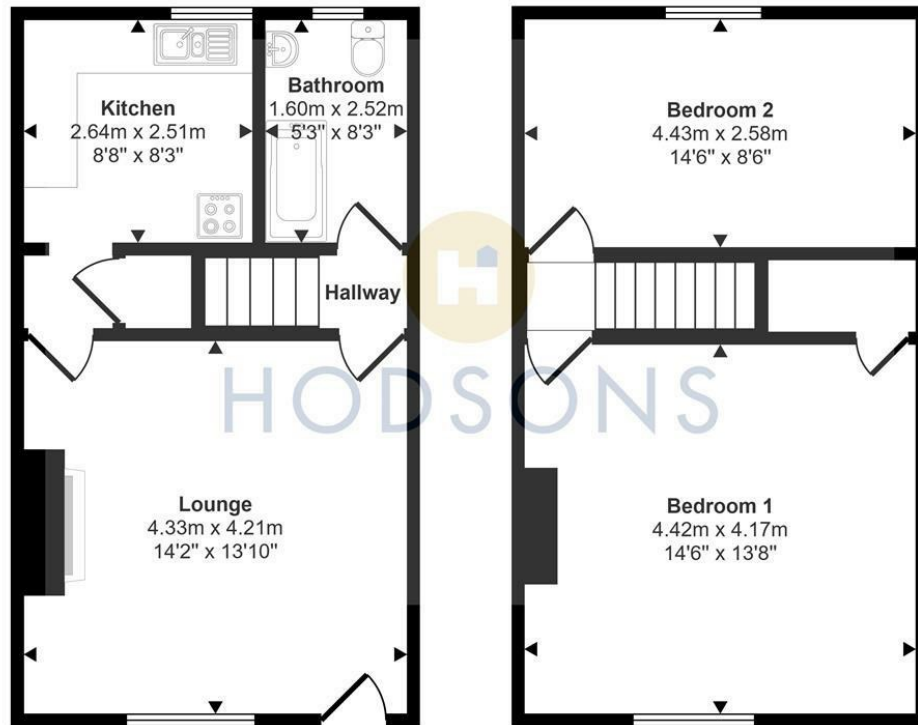








Approx Gross Internal Area  
69 sq m / 742 sq ft



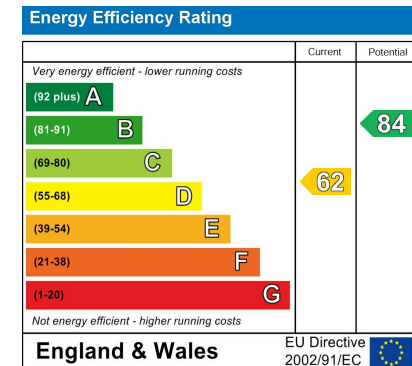
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

**LOCAL AUTHORITY**  
Leeds City 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



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