



HODSONS

PCM

£895 PCM

Clifton Avenue

Wakefield, WF3 4HB

PROPERTY SUMMARY

A two bedroom semi detached house situated in a popular location close to local amenities and within easy reach of the motorway network. Inclusive of gas central heating and UPVC double glazing in brief comprises entrance hall, lounge, fitted dining kitchen, two bedrooms (one with fitted wardrobes), bathroom with shower over. Gardens to front and rear with driveway leading to garage.

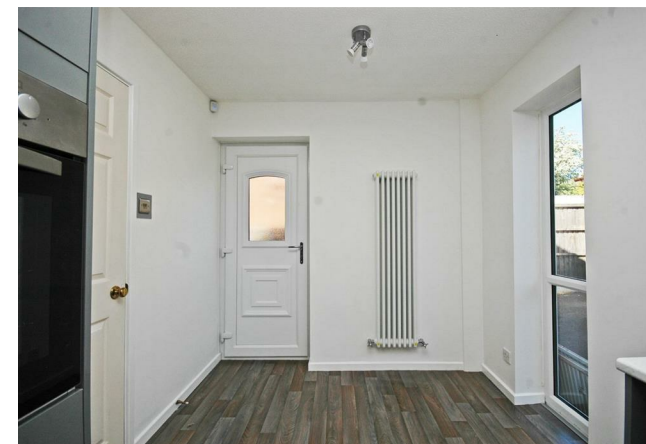
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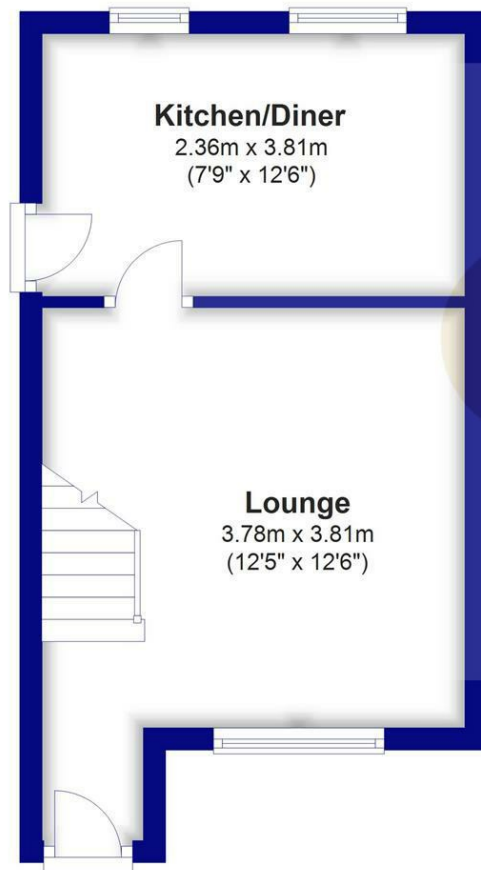


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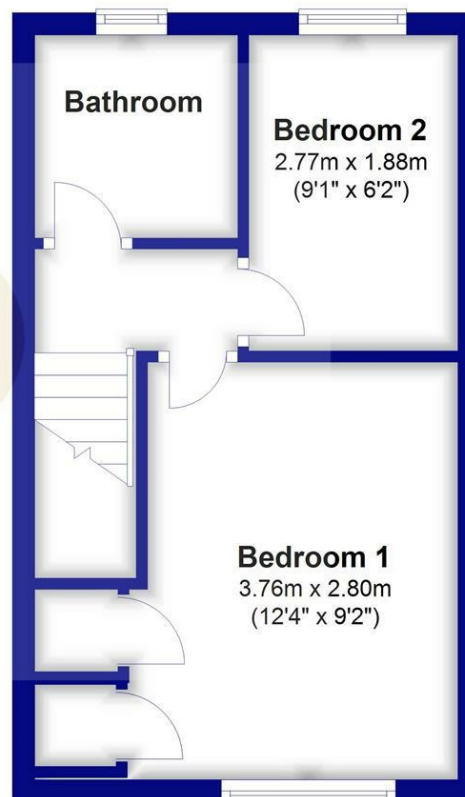




Ground Floor



First Floor



LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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



OFFICE ADDRESS

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OFFICE DETAILS

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