



HODSONS

PCM

£650 PCM

Paintthorpe Lane

Wakefield, WF4 3HF



PROPERTY SUMMARY

We are pleased to offer to the rental market, this well presented TWO BEDROOM middle terrace property, situated in a popular village location on a regular bus route in to Wakefield Centre and also within easy reach of the M1, J39 motorway. The property benefits from gas fired central heating & PVCu double glazing and comprises of lounge with modern electric fire, good sized dining kitchen with built in oven & gas hob, handy utility room to the rear with fridge/freezer, single off street parking space to the rear with gates, stairs & landing, master double bedroom with fitted wardrobe space, single bedroom two and a house bathroom with four piece suite of bath, sink, WC and corner shower cubicle. Pebbled yard to front. Blinds and curtains throughout. Unfurnished let. Available NOW by arrangement.

2



1

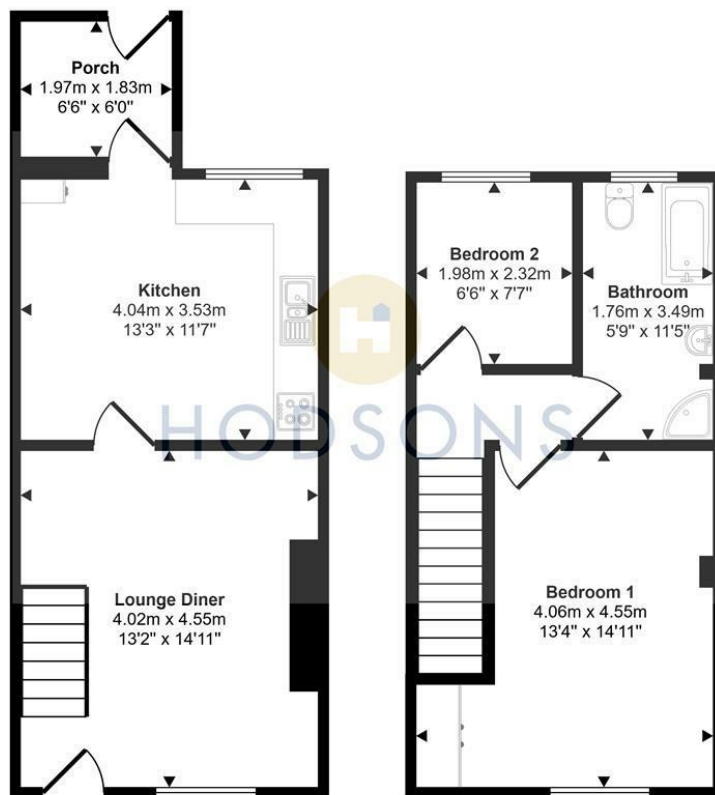


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Approx Gross Internal Area
69 sq m / 746 sq ft



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		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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