



# HODSONS

PCM

**£895 PCM**

**Oakenshaw Lane**

Wakefield, WF2 6NJ



## PROPERTY SUMMARY

Fully redecorated THREE BEDROOM middle terrace house situated in this highly sought after semi rural village location yet within easy reach of Wakefield City Centre and all its amenities. The property benefits from gas fired central heating, PVCu double glazing, a large decked/patio area to the rear and a double width garage together with accommodation of entrance, lounge with double doors to large modern dining kitchen, two first floor bedrooms (one double, one good single), house bathroom/WC with shower and a further second floor double bedroom. Pebbled front yard with attractive decked/patio area to the rear with off street parking. Double garage to rear. Unfurnished let.

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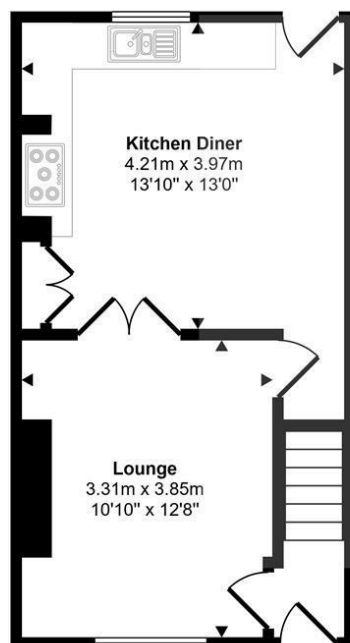
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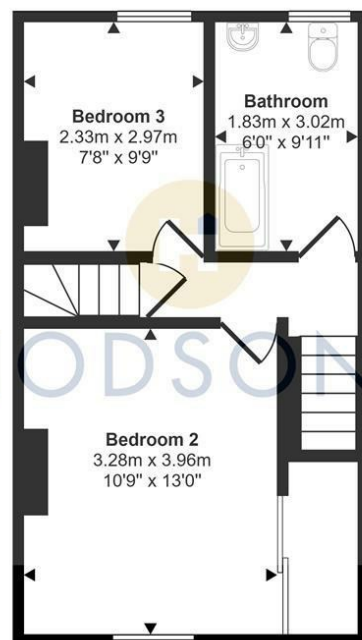




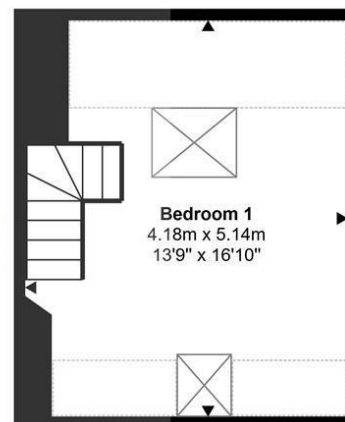
Approx Gross Internal Area  
89 sq m / 962 sq ft




Ground Floor  
Approx 33 sq m / 360 sq ft



First Floor  
Approx 34 sq m / 371 sq ft



Second Floor  
Approx 21 sq m / 231 sq ft

 Denotes head height below 1.5m

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

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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