



# HODSONS

PCM

**£800 PCM**

**Cliff Park Avenue**

, WF1 2DW





## PROPERTY SUMMARY

A beautifully presented two-bedroom semi-detached bungalow, situated in a sought-after location close to Wakefield City Centre, Westgate Railway Station, and with excellent motorway links nearby. The property has been decorated throughout, offering a fresh and modern feel, and benefits from gas central heating and UPVC double glazing. In brief, the accommodation comprises: entrance hall, spacious lounge, modern fitted kitchen, two double bedrooms, and a fully tiled bathroom with shower over bath. Externally, the property boasts gardens to both the front and rear, a long driveway providing ample parking for multiple vehicles, and a detached garage.

2



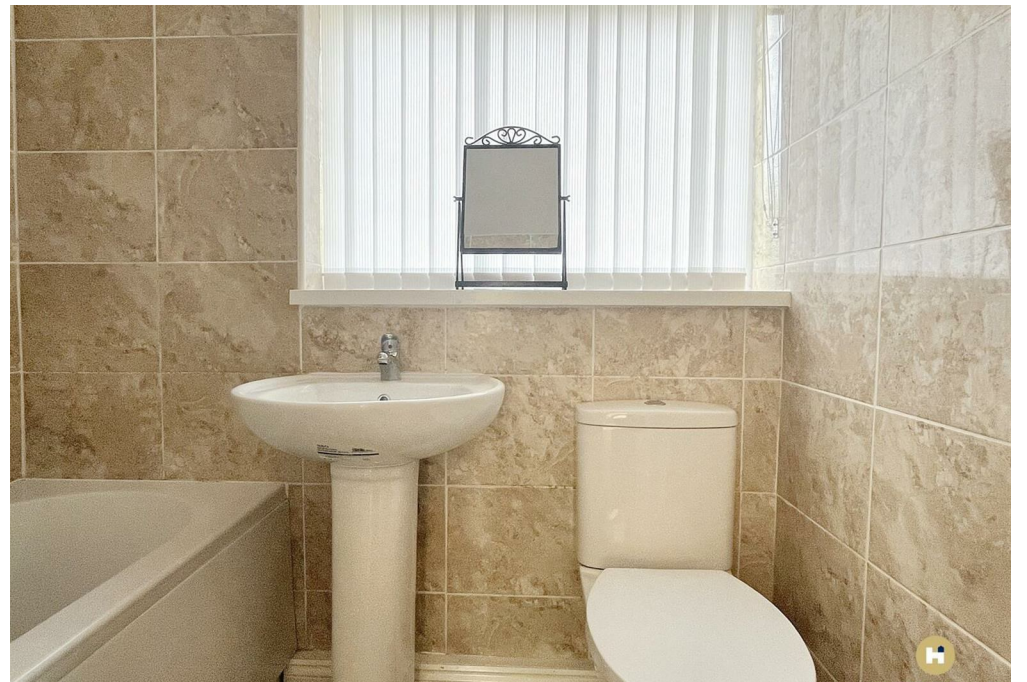
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1







Approx Gross Internal Area  
55 sq m / 595 sq ft



Floorplan

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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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