



HODSONS

PER MONTH

£700 Per Month

Church View

Wakefield, WF1 5AL



PROPERTY SUMMARY

We are pleased to offer to the rental market, this redecorated TWO DOUBLE BEDROOM middle terrace situated in this quiet cul-de-sac within easy reach of Wakefield City Centre and minutes walk from Sandal/Agbrigg Railway Station. The property benefits from a fitted kitchen, new carpets to living room, stairs, landing and master bedroom, along with new kitchen vinyl flooring. The property comprises of lounge with fire, modern dining kitchen with free standing cooker, basement storage cellar, stairs & landing, two double bedrooms and a modern house bathroom/WC with mixer shower. Yard to rear with borders for planting. On street parking to the front where available. Gas fired central heating & PVCu double glazing throughout.

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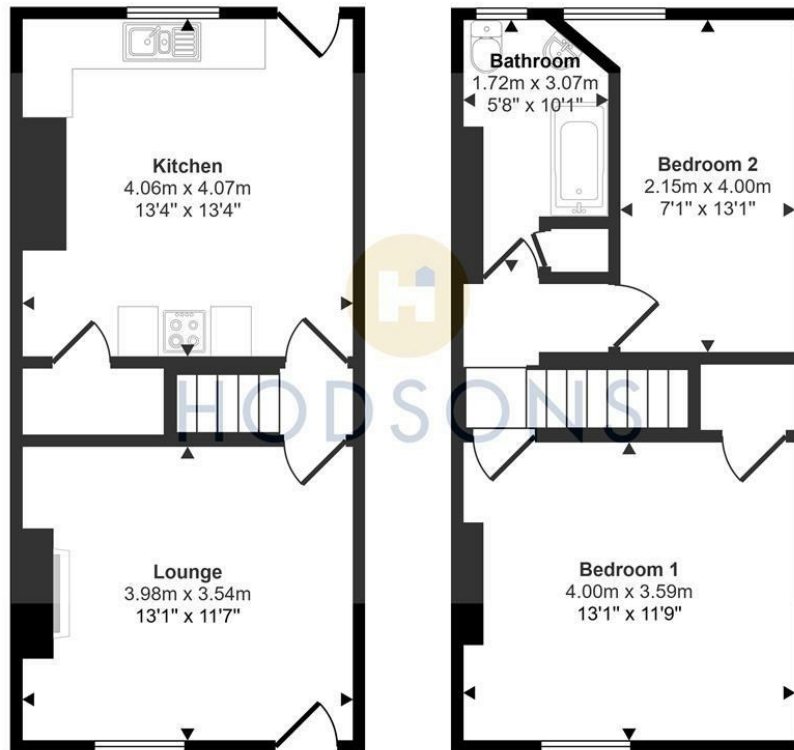


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Approx Gross Internal Area
70 sq m / 755 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 35 sq m / 378 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		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk