



HODSONS

PCM

£725 PCM

Elder Grove

Wakefield, WF2 9AS



PROPERTY SUMMARY

This well-presented 2 bedroom terraced property is ideally situated in a popular area of Wakefield, close to a range of local amenities, excellent motorway links, and within walking distance of Wakefield Westgate Train Station, making it perfect for commuters.

The property features a bright lounge with a stylish fireplace and a modern kitchen with an integrated oven and hob, which leads out to a low-maintenance rear yard. Upstairs, there are two double bedrooms, both benefiting from newly fitted carpets, along with a family bathroom complete with WC, sink, bath and an overhead electric shower. On street parking available

The home is ready to move into and offers comfort and convenience in a highly sought-after location.

2



1

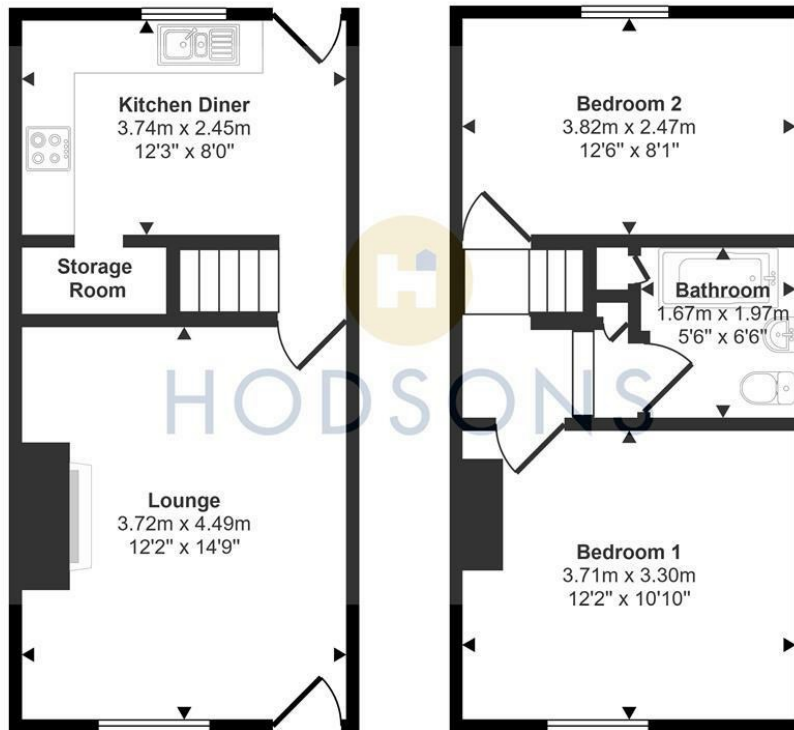


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Approx Gross Internal Area
60 sq m / 648 sq ft



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		78
(55-68) D	58	
(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



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