



HODSONS

PCM

£1,500 PCM

Wingate Croft

Wakefield, WF2 6HB

PROPERTY SUMMARY

A good size four bedroom detached house which has been modernised to include a contemporary fitted kitchen. The property is located in a highly regarded location backing onto open fields yet within easy reach of the motorway network. Inclusive of gas central heating and double glazing and in brief comprises entrance hall, cloakroom, lounge, modern fitted dining kitchen, conservatory. Four bedrooms one with en suite and house bathroom which has recently been fitted with an attractive suite. Gardens to front and rear with the added advantage of an integral garage, separate double garage and ample parking. Viewing recommended.

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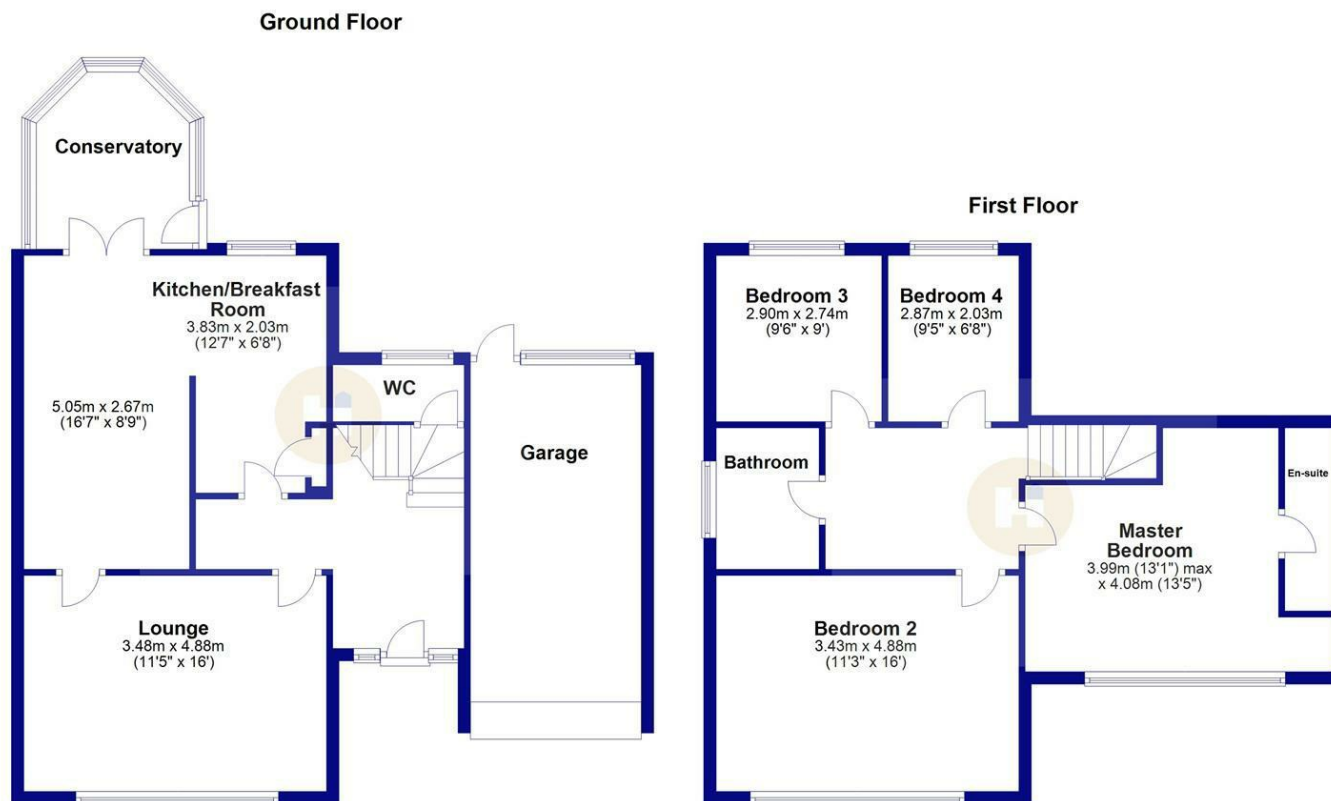
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LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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