



HODSONS

PER MONTH

£1,150 Per Month

Foreman Road

Wakefield, WF2 9AZ



HODSONS

PROPERTY SUMMARY

This charming three-bedroom semi-detached home offers a perfect blend of comfort and convenience. Ideally situated close to Wakefield city centre, this property is also well-connected to the motorway network, making it an excellent choice for commuters.

Upon entering, you are welcomed by a bright entrance hall that leads to a practical cloakroom with a WC. The modern kitchen is designed for both functionality and style, providing an inviting space for culinary pursuits. The spacious lounge/diner is perfect for entertaining guests or enjoying family time, with ample room to relax and unwind.

The property boasts three well-proportioned bedrooms, with the main bedroom featuring fitted wardrobes, ensuring plenty of storage space. The house bathroom is thoughtfully designed, catering to the needs of the household.

Outside, the secure rear garden offers a private retreat, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the front of the property provides parking for two vehicles, adding to the convenience of this lovely home.

This semi-detached house is a fantastic opportunity for families or professionals seeking a comfortable living space in a prime location. With its modern amenities and proximity to local attractions, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your new home.

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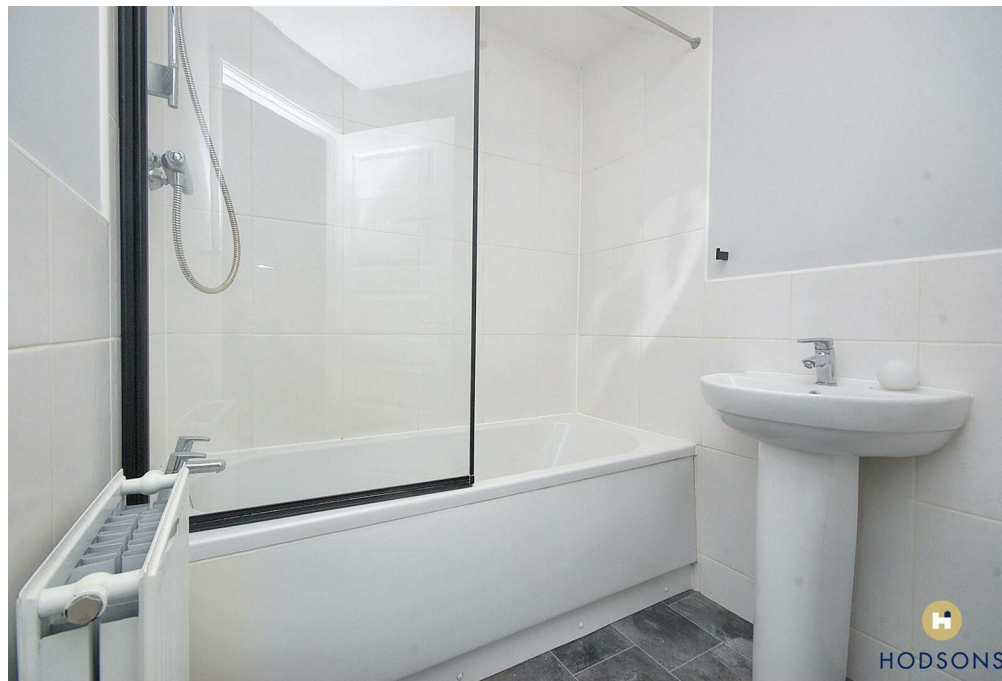


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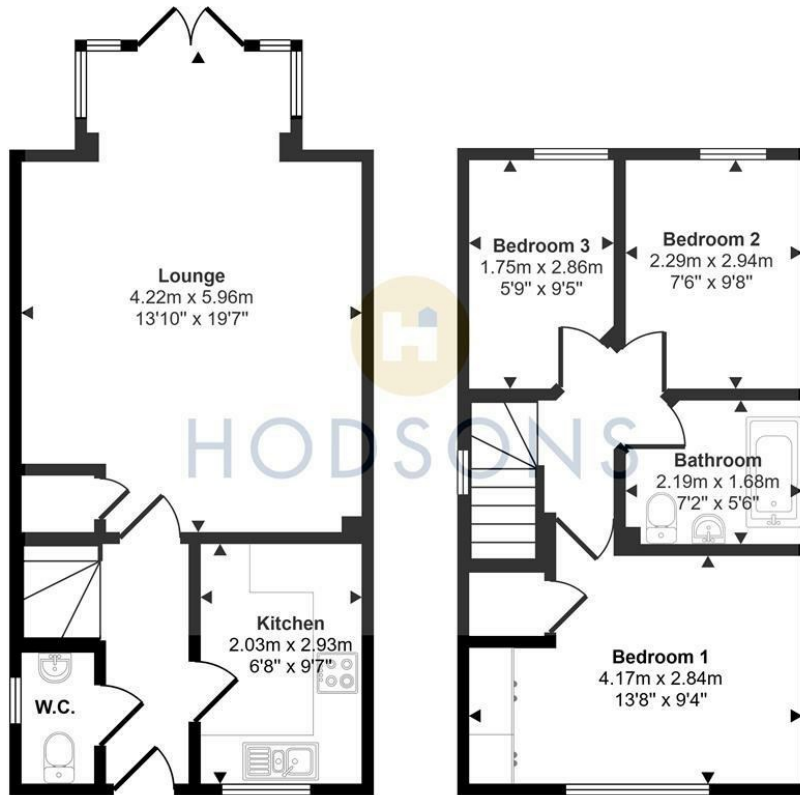


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Approx Gross Internal Area
68 sq m / 737 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft

First Floor
Approx 32 sq m / 349 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 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		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(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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