



HODSONS

PCM

£775 PCM

Smawthorne Avenue

Castleford, WF10 5BG



PROPERTY SUMMARY

We are pleased to bring to the rental market, this newly decorated, TWO DOUBLE BEDROOM end terrace house, benefiting from two spacious reception rooms, gas fired central heating and PVCu double glazing. The accommodation comprises of lounge, dining room, under stairs storage, galley style kitchen with built in oven, gas hob and extractor hood, stairs & landing, two double bedrooms and an impressive house bathroom/WC with shower. There is an enclosed yard to the rear with two handy storage outhouses. On street parking to the front and side where available. DEPOSIT FREE OPTION AVAILABLE

2

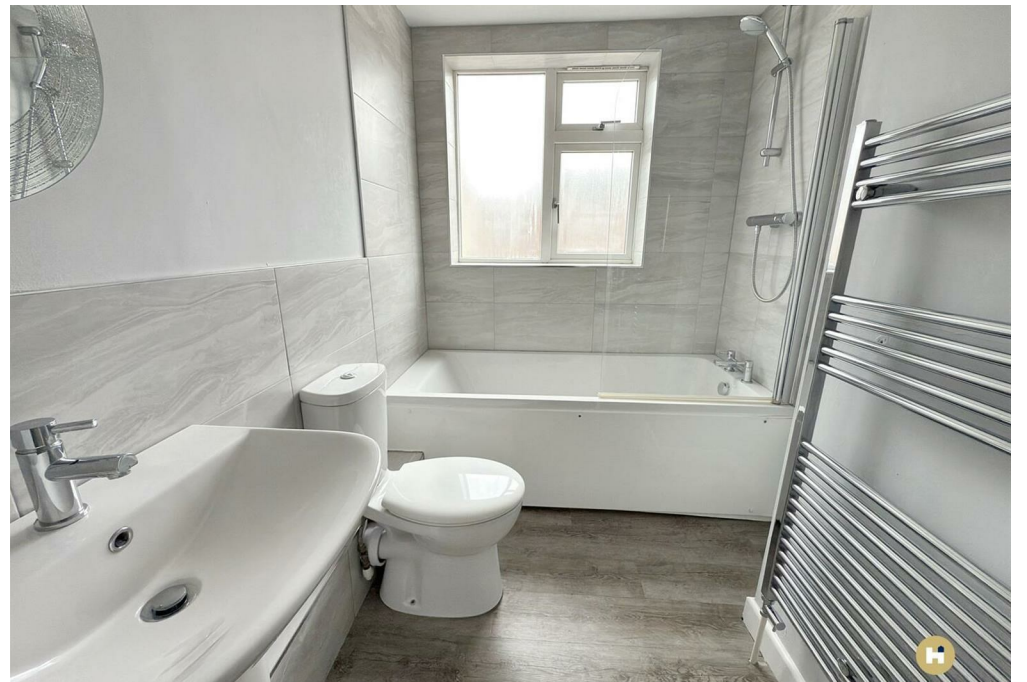


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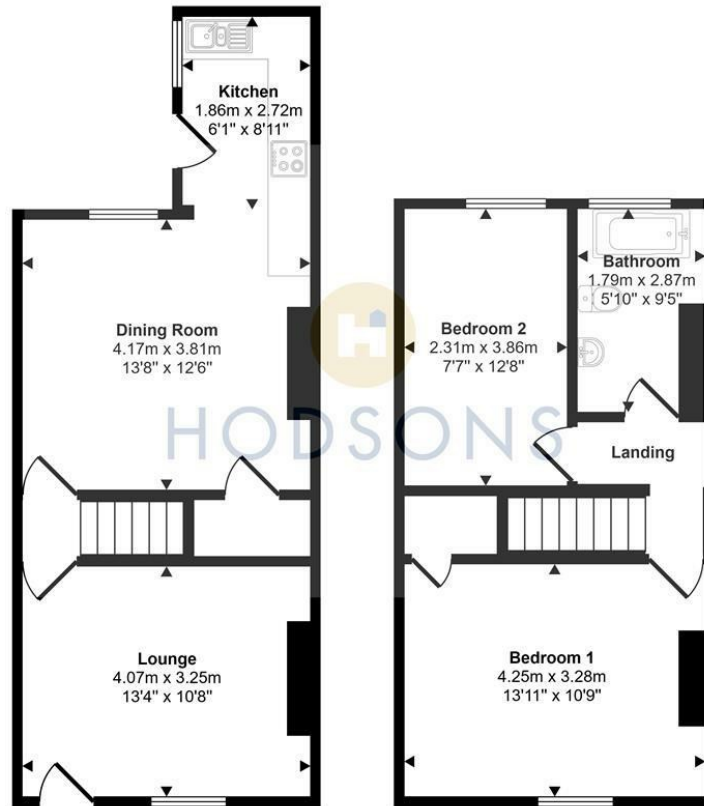


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Approx Gross Internal Area
74 sq m / 797 sq ft



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 | | 57 | |
| (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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