



HODSONS

PCM

£925 PCM

Potovens Close

Wakefield, WF1 2FY



PROPERTY SUMMARY

We are pleased to offer to the rental market this **THREE BEDROOM** semi detached house situated in this sought after residential location to the north of Wakefield Centre within minutes drive of the M1 and M62 motorway networks and with Wakefield Centre a good 20 minute walk away. The property benefits from the usual gas fired central heating and PVCu double glazing but has the addition of two off street parking spaces to the front with accommodation of entrance, ground floor cloakroom/WC, lounge, under stairs storage, dining kitchen with built in oven, gas hob and extractor hood together with patio doors to the rear garden, stairs and landing, three bedrooms, two double and one single box room, master having an en suite shower room/WC and storage cupboard and a separate house bathroom/WC. Lawned rear garden with patio area. Two parking spaces to the front.

3



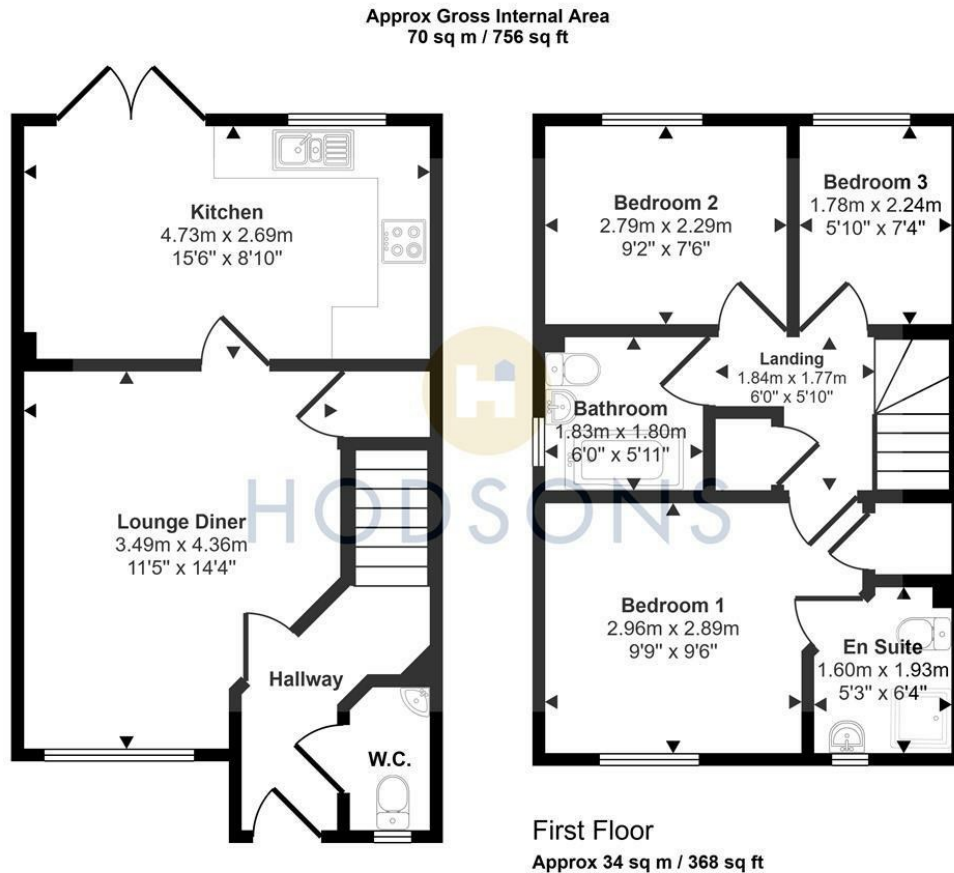
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1







Ground Floor
Approx 36 sq m / 387 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
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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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