



HODSONS

PCM

£1,095 PCM

Huddersfield Road

Wakefield, WF4 4JP



PROPERTY SUMMARY

We are delighted to bring to the rental market, this impressive and good sized THREE DOUBLE BEDROOM semi detached house, situated in this highly sought after residential location within minutes drive of Bretton Sculpture Park & also the M1 motorway network. The property benefits from PVCu double glazing & electric heating and comprises of rear entrance porch, hallway, under stairs storage, ground floor WC, modern fitted kitchen with built in double oven, ceramic hob, microwave, dryer, dishwasher, washer and fridge / freezer, large lounge diner (new carpet fitted since photo) with patio doors to the front garden area plus modern electric fire, stairs & landing, three double bedrooms, master with four door fitted wardrobes and second bedroom with four door fitted wardrobes and an impressive house bathroom / WC with mixer shower over bath. Warm air central heating system. No gas to the property. Single driveway space plus garage. Gardens to front, side and rear.

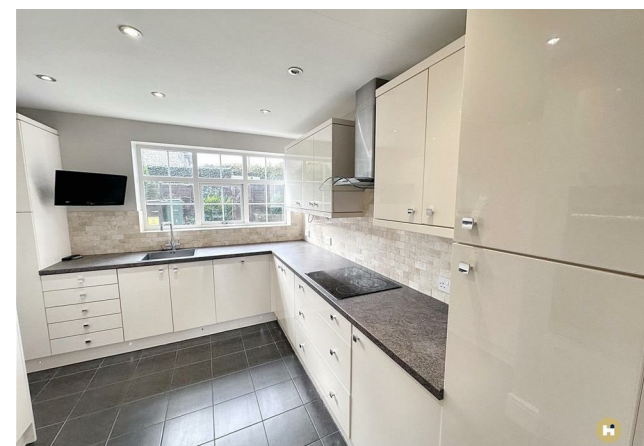
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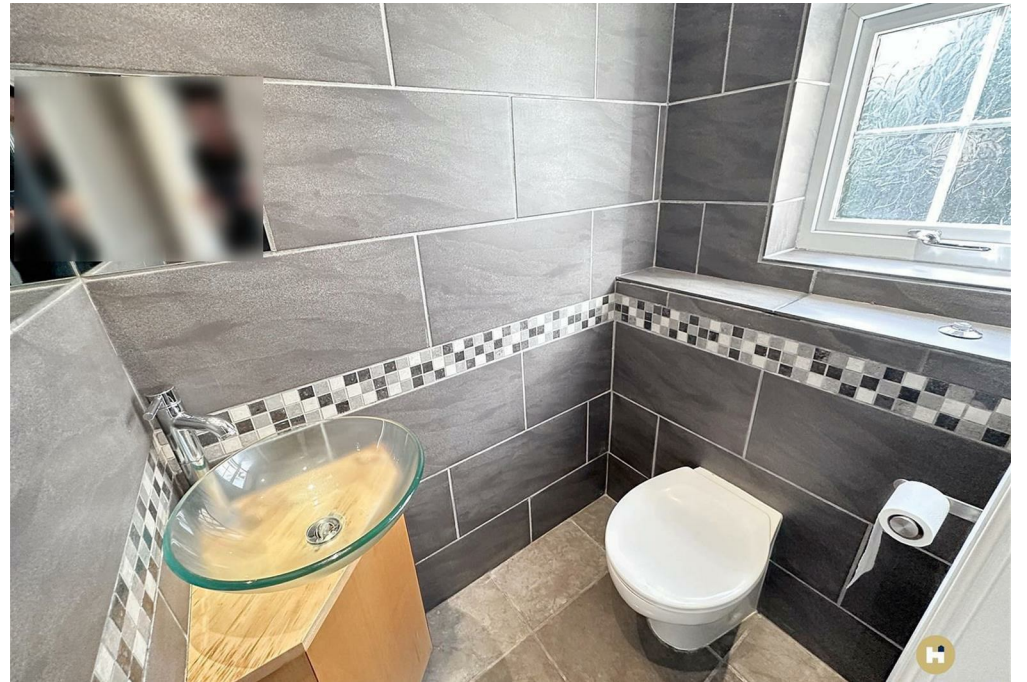


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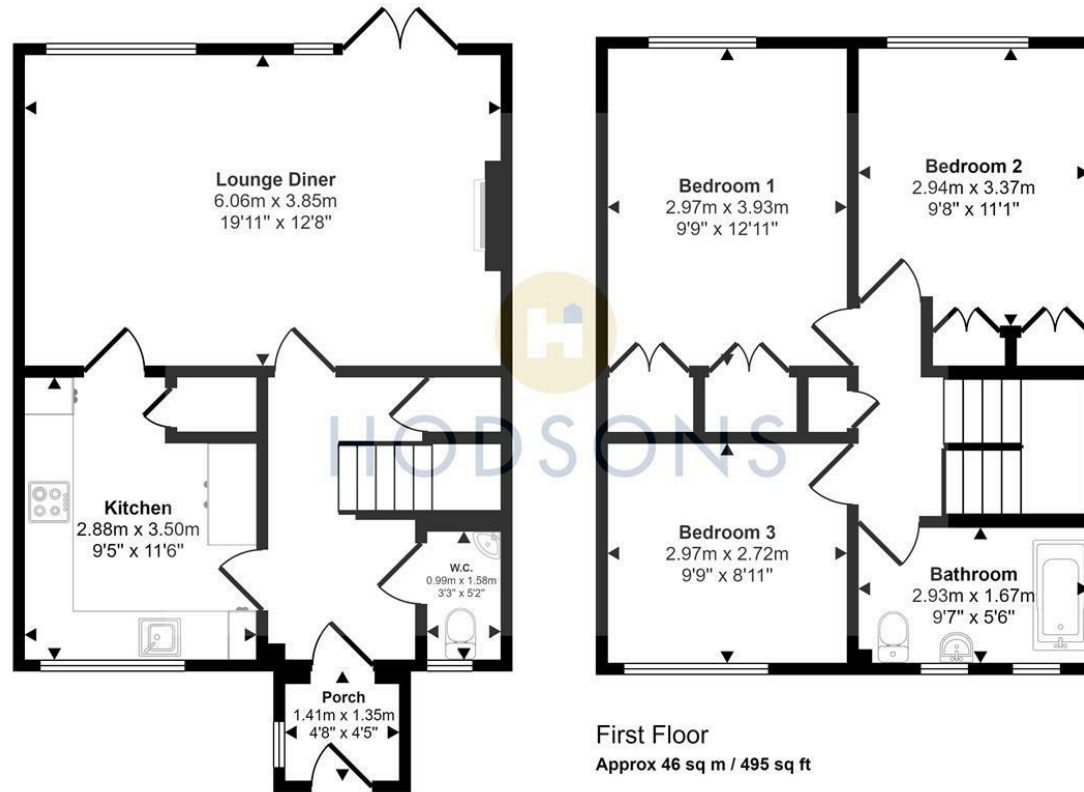


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Approx Gross Internal Area
93 sq m / 1005 sq ft



Ground Floor
Approx 47 sq m / 510 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		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(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



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk