



HODSONS



PCM

£895 PCM

Peel Street

Wakefield, WF4 5AT



PROPERTY SUMMARY

A beautifully renovated two-bedroom end town house, finished to a modern standard throughout and offering well-presented, versatile living accommodation. The property benefits from gas central heating, a conservatory providing additional living space, and an enclosed rear garden, ideal for relaxing or entertaining. Situated in the highly sought-after area of Horbury, the property is conveniently located close to local amenities. Wakefield City Centre is easily accessible, and for those commuting further afield, the M1 motorway (Junction 40) is only a short drive away. Parking is a real advantage, with a private driveway and garage, along with permit parking available to the front (permits obtainable from the local council upon receipt of a tenancy agreement). The accommodation briefly comprises: Lounge, modern fitted Kitchen, Conservatory, two Bedrooms, and Shower Room, with gardens to the rear.

Disclaimer:

Please note that the landlord of this property is linked to Hodsons Estate Agents. This has been disclosed in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to ensure transparency.

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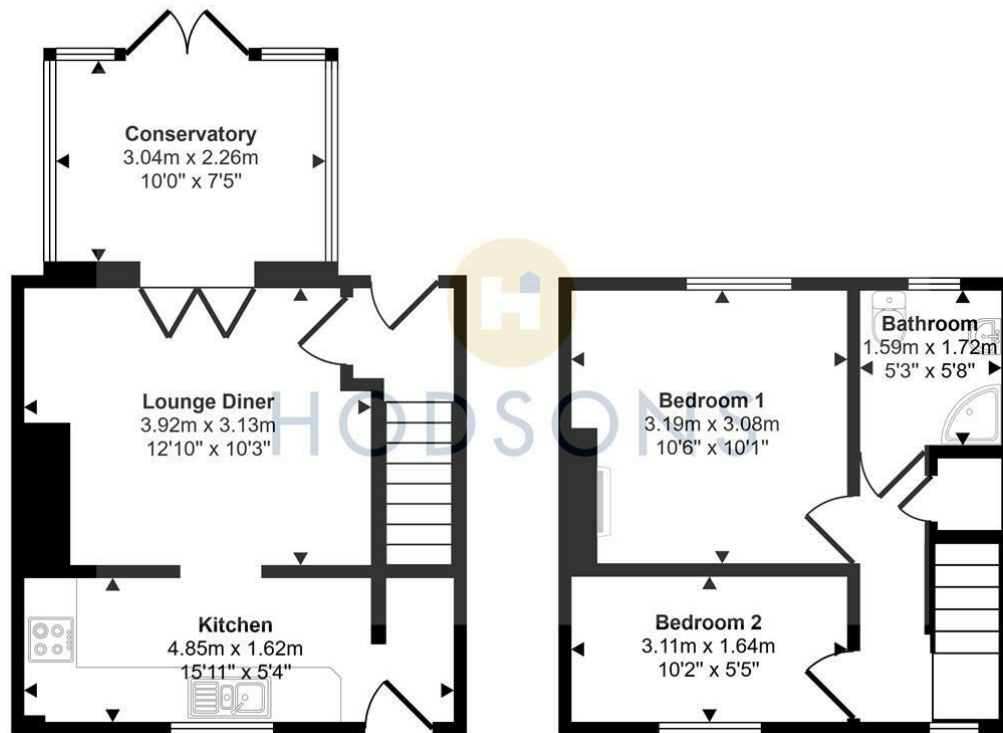


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Approx Gross Internal Area
55 sq m / 593 sq ft



Ground Floor
Approx 31 sq m / 337 sq ft

First Floor
Approx 24 sq m / 256 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			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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