



HODSONS

PCM

£975 PCM

Edendale

Castleford, WF10 4LT

PROPERTY SUMMARY

This beautifully presented two-bedroom home has been fully refurbished throughout to an exceptionally high standard and offers stylish, modern living in a convenient location. Freshly decorated from top to bottom, the property benefits from brand-new fitted carpets and a completely new contemporary bathroom, creating a bright and welcoming feel throughout.

Externally, the rear garden has been thoughtfully renovated with new paving and fencing, providing an attractive, low-maintenance outdoor space perfect for relaxing or entertaining. A new rear door has also been fitted, adding to the property's quality finish and security.

Ideally situated with excellent access to major motorway networks, the property is perfect for commuters and is conveniently located close to Xscape, offering a wide range of leisure, retail, and dining facilities.

Further benefits include a driveway and garage providing ample off-road parking and storage.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

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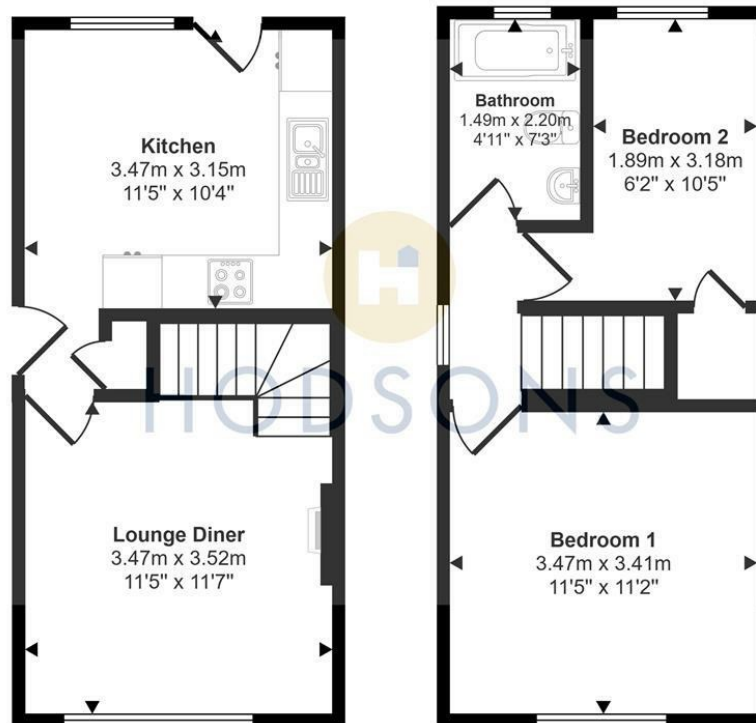


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Approx Gross Internal Area
54 sq m / 582 sq ft



Ground Floor
Approx 27 sq m / 287 sq ft

First Floor
Approx 27 sq m / 295 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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