



HODSONS

PCM

£850 PCM

Denby Dale Road East

Wakefield, WF4 3NB

PROPERTY SUMMARY

A well-presented two-bedroom terraced property with an additional loft room offering flexible use. The accommodation includes a modern kitchen with oven and hob, and a newly fitted bathroom featuring a bath and separate shower cubicle. The home is neutrally decorated throughout and benefits from a rear yard and on-street parking.

Internet is included within the rent to support the solar panel system, which automatically reads and reports usage data to the energy provider. The property is conveniently located close to motorway links, providing easy access to Wakefield and surrounding areas.

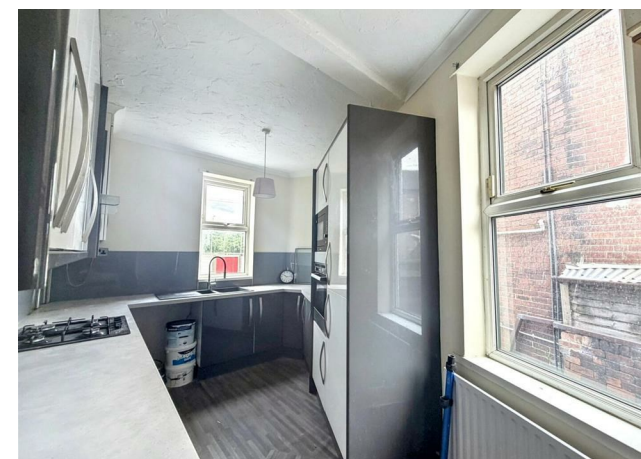
2



1



2





LOCAL AUTHORITY

Wakefield Council

TENURE

COUNCIL TAX BAND

A

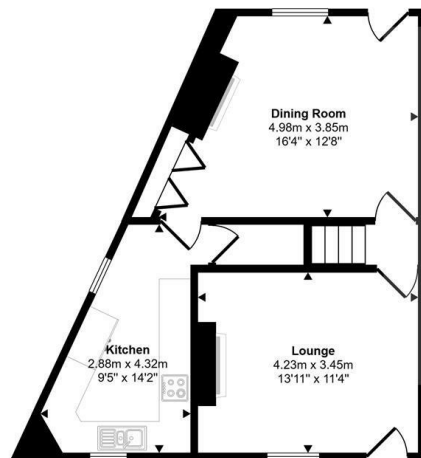
VIEWINGS

By prior appointment only

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

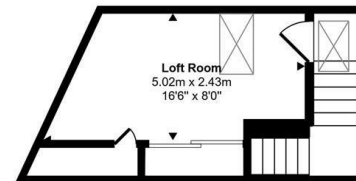
Approx Gross Internal Area
112 sq m / 1209 sq ft



Ground Floor
Approx 48 sq m / 513 sq ft



First Floor
Approx 47 sq m / 506 sq ft



Second Floor
Approx 18 sq m / 190 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.