



HODSONS

PER MONTH

£1,300 Per Month

Milton Crescent

Wakefield, WF2 8AE



PROPERTY SUMMARY

Hodsons are pleased to offer to the rental market this spacious three-bedroom semi-detached home, situated in the popular residential area of Lupset. The property is offered part furnished and provides generous living accommodation together with a fantastic-sized rear garden, garage and shared driveway.

The accommodation briefly comprises a bright and welcoming entrance hallway, leading through to a large kitchen with the added benefit of a useful storage cupboard. The spacious lounge features a gas fire and patio doors which open directly onto the rear garden, allowing plenty of natural light into the room.

To the first floor are three good-sized bedrooms, two of which benefit from fitted wardrobes and fitted dressing tables. The family bathroom comprises a bath with overhead shower, wash hand basin and WC.

Externally, the property really comes into its own with a large and beautifully presented rear garden, complete with a shed and garage, offering an excellent outdoor space to enjoy. There is also a shared driveway and a patio area to the front of the property.

Conveniently located within easy reach of Wakefield city centre, the property is well positioned for local schools, amenities and excellent motorway and transport links, making it an ideal home for a variety of tenants.

Early viewing is highly recommended to appreciate the space and outdoor areas this lovely home has to offer.

3



1



1





LOCAL AUTHORITY

Wakefield Council

TENURE

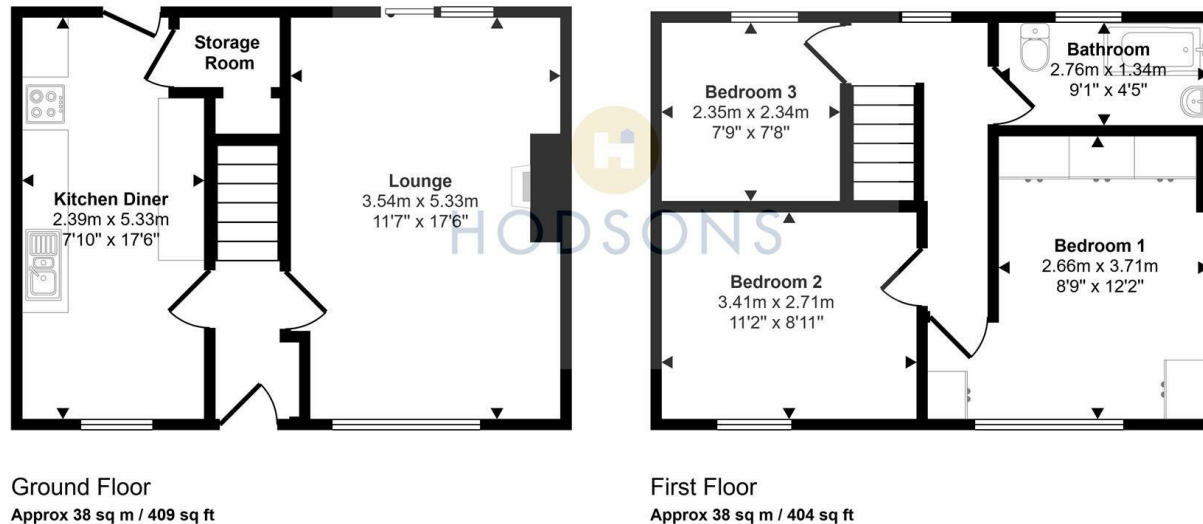
COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Approx Gross Internal Area
76 sq m / 813 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(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