



# HODSONS



PCM

**£995 PCM**

**Cherry Tree Road**

Wakefield, WF2 6LH

HODSONS

## PROPERTY SUMMARY

**MINIMUM 2 YEAR TENANCY** This traditional semi detached home has undergone a comprehensive scheme of improvements including recently fitted kitchen, recently decorated and re carpeted throughout. Three bedroom living accommodation with small rear garden and driveway leading to a detached garage. Popular and well regarded village location.

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1

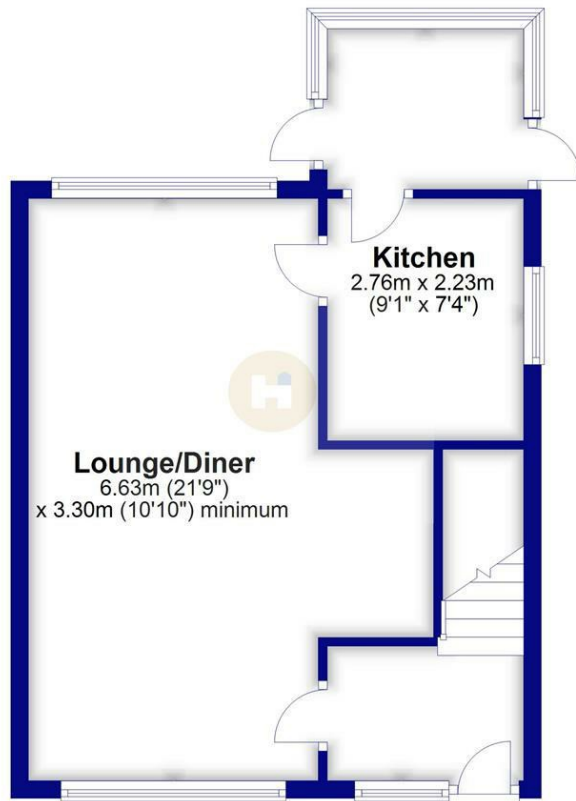


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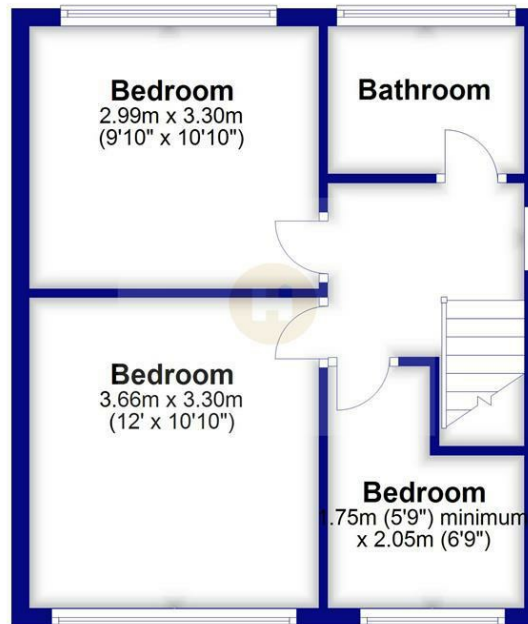




## Ground Floor



## First Floor



### 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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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#### OFFICE DETAILS

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