



HODSONS

PCM

£1,250 PCM

Laithes Court

, WF2 9TQ

PROPERTY SUMMARY

This beautifully presented semi-detached property is sure to impress with its modern features and stylish décor. An early viewing is recommended to avoid missing out on this fantastic opportunity.

Upon entering, you are welcomed into a spacious entrance porch that leads to a ground floor WC, perfect for convenience. The cozy lounge provides the ideal space for relaxation, while the dining kitchen boasts a range of quality base and wall-mounted units, providing ample storage space for all your kitchen essentials.

Moving upstairs, you will find three well-proportioned bedrooms and a contemporary-style bathroom suite in white, perfect for all your relaxation needs.

The property also benefits from easy access to a boarded loft, providing additional storage space, and a shed in the garden for your gardening tools and equipment.

The low maintenance garden is a real feature, with double doors opening onto the space.

Furthermore, the property offers off-street parking for two cars, making it ideal for those who require additional parking spaces. The property has been newly decorated and comes with brand new carpets, making it a true turn-key solution for anyone looking for a comfortable and modern home.

Located within a popular modern development, this property is conveniently accessible to nearby motorways, including the M1 and M62, providing easy access to the surrounding areas.

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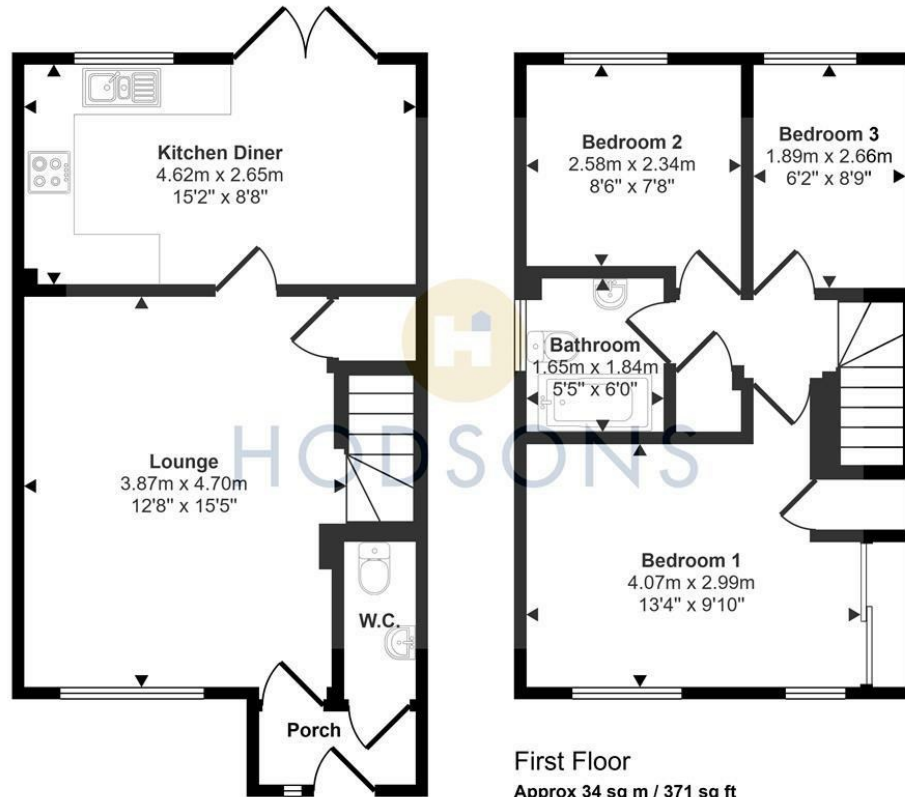


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Approx Gross Internal Area
72 sq m / 772 sq ft



First Floor
Approx 34 sq m / 371 sq ft

Ground Floor
Approx 37 sq m / 400 sq ft

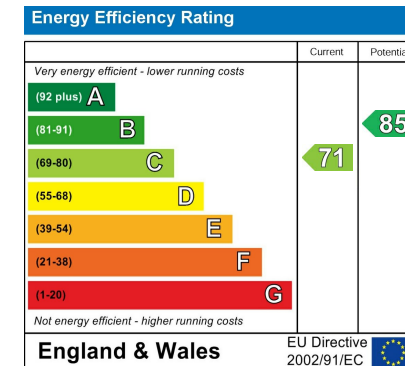
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Wakefield Council Tax

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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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