



HODSONS

PER MONTH

£1,200 Per Month

Ledgard Drive

Wakefield, WF4 3BT



PROPERTY SUMMARY

This well-presented three-bedroom semi-detached property has been newly redecorated throughout and benefits from new carpets, offering a fresh and modern feel.

The accommodation briefly comprises an entrance hall, a kitchen fitted with an oven, hob, and fridge freezer, and a spacious living and dining area with patio doors leading out to the rear garden.

To the first floor, there is a good-sized master bedroom with fitted wardrobes and overhead cupboards, a second double bedroom, and a third smaller bedroom, ideal for use as a single room, study, or nursery. There is also a family bathroom.

Outside, the property offers a driveway providing off-street parking, along with front and rear gardens, perfect for outdoor enjoyment. Situated in a popular residential area, the property is ideally located close to motorway links, making it convenient for commuters. It is also within easy reach of Pugneys Country Park and Newmillerdam, both offering lovely walks and outdoor leisure activities.

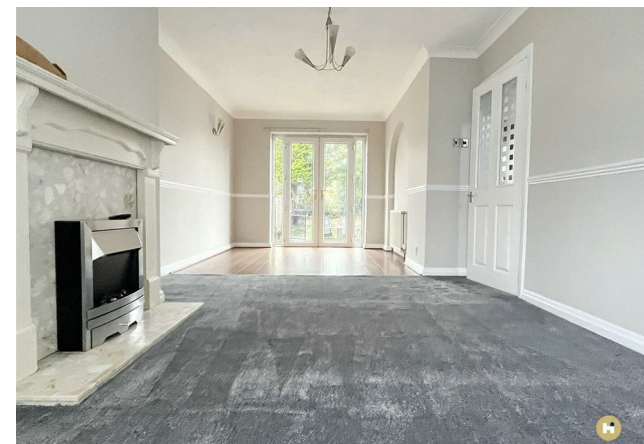
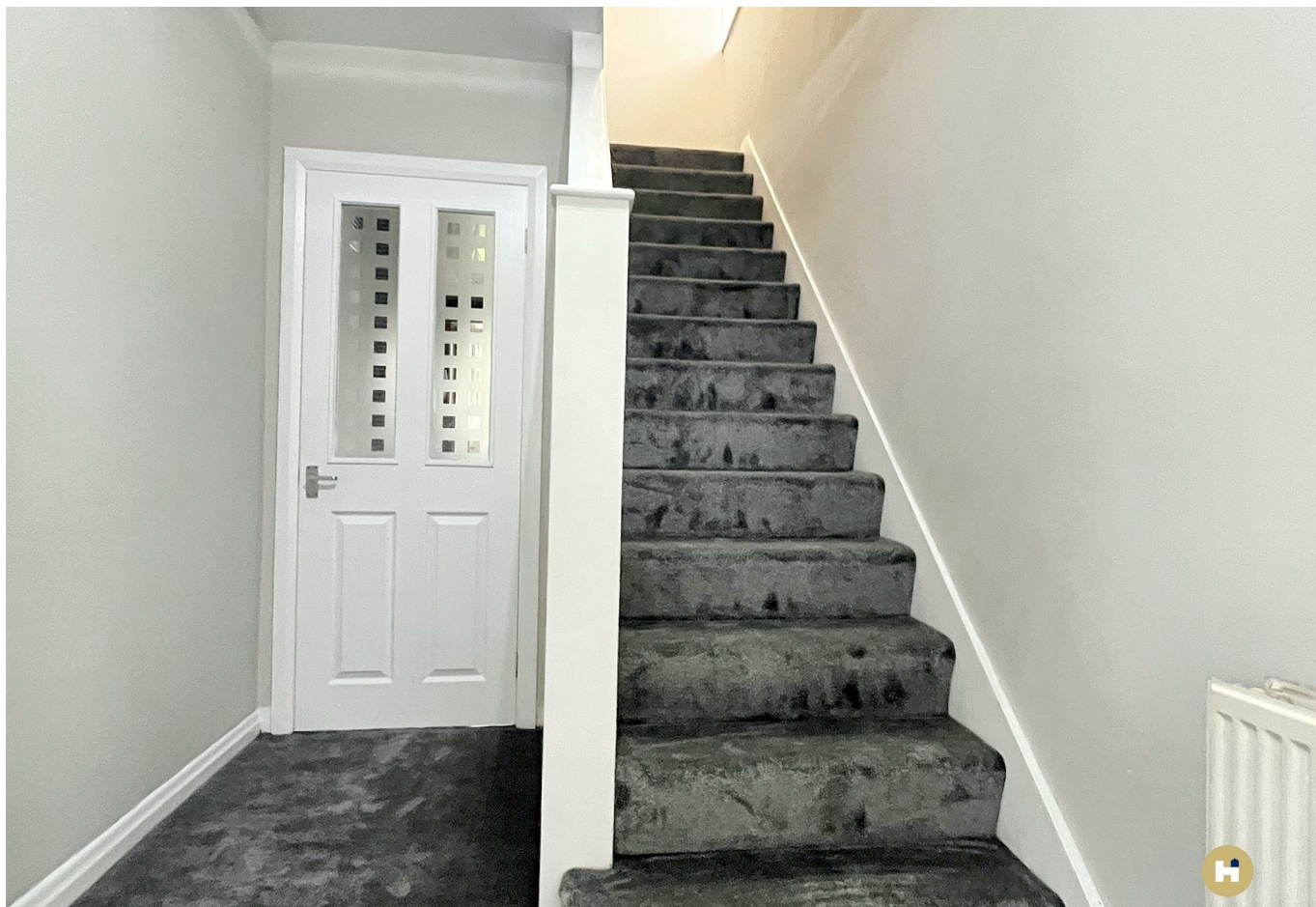
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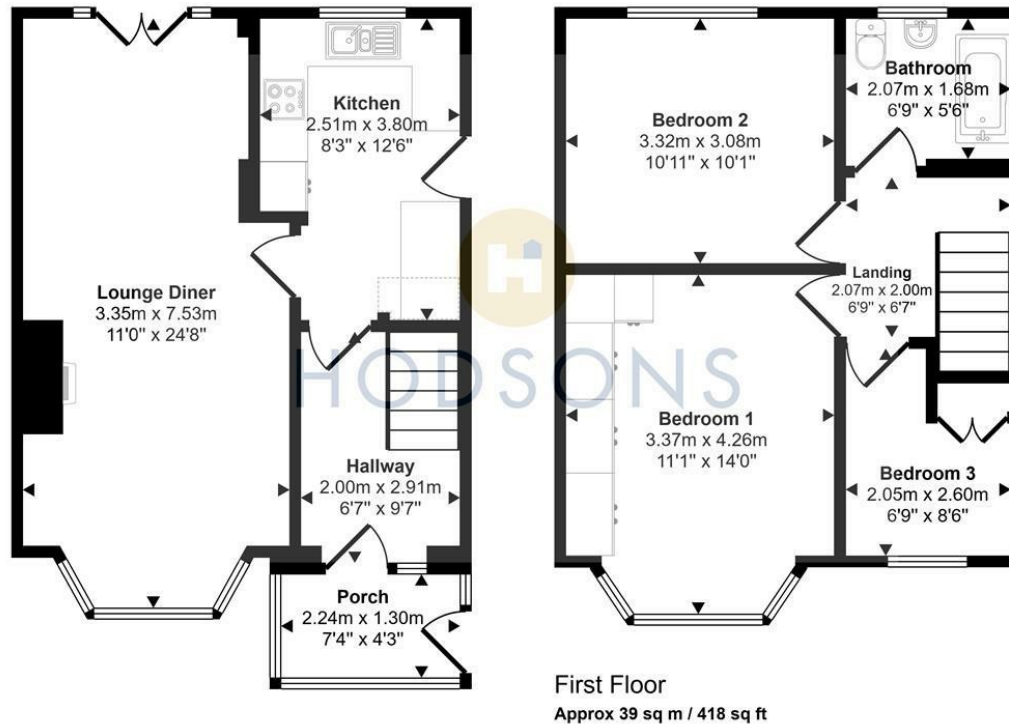


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Approx Gross Internal Area
81 sq m / 873 sq ft



Denotes head height below 1.5m

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

TENURE

COUNCIL TAX BAND

C

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



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