



HODSONS

PER MONTH

£1,250 Per Month

Monkwood Road

Wakefield, WF1 2JX



PROPERTY SUMMARY

A well-presented and recently redecorated three-bedroom semi-detached home with new carpets throughout, located in the ever-popular area of Outwood. The property offers excellent access to local schools, shops, motorway links and the nearby train station. Inside, the entrance hall leads into a spacious living room with an electric fire and fireplace, which flows through to a dining area and a bright conservatory overlooking the rear garden. The fitted kitchen includes an oven and hob, with space for additional appliances (washing machine and microwave not included).

To the first floor are three bedrooms, with the master bedroom benefiting from fitted wardrobes, along with a family bathroom fitted with a WC, sink and a bath with an overhead electric shower. Externally, the home offers gardens to both the front and rear, a garage, and a long driveway providing ample off-street parking. This is an ideal family home in a highly sought-after location.

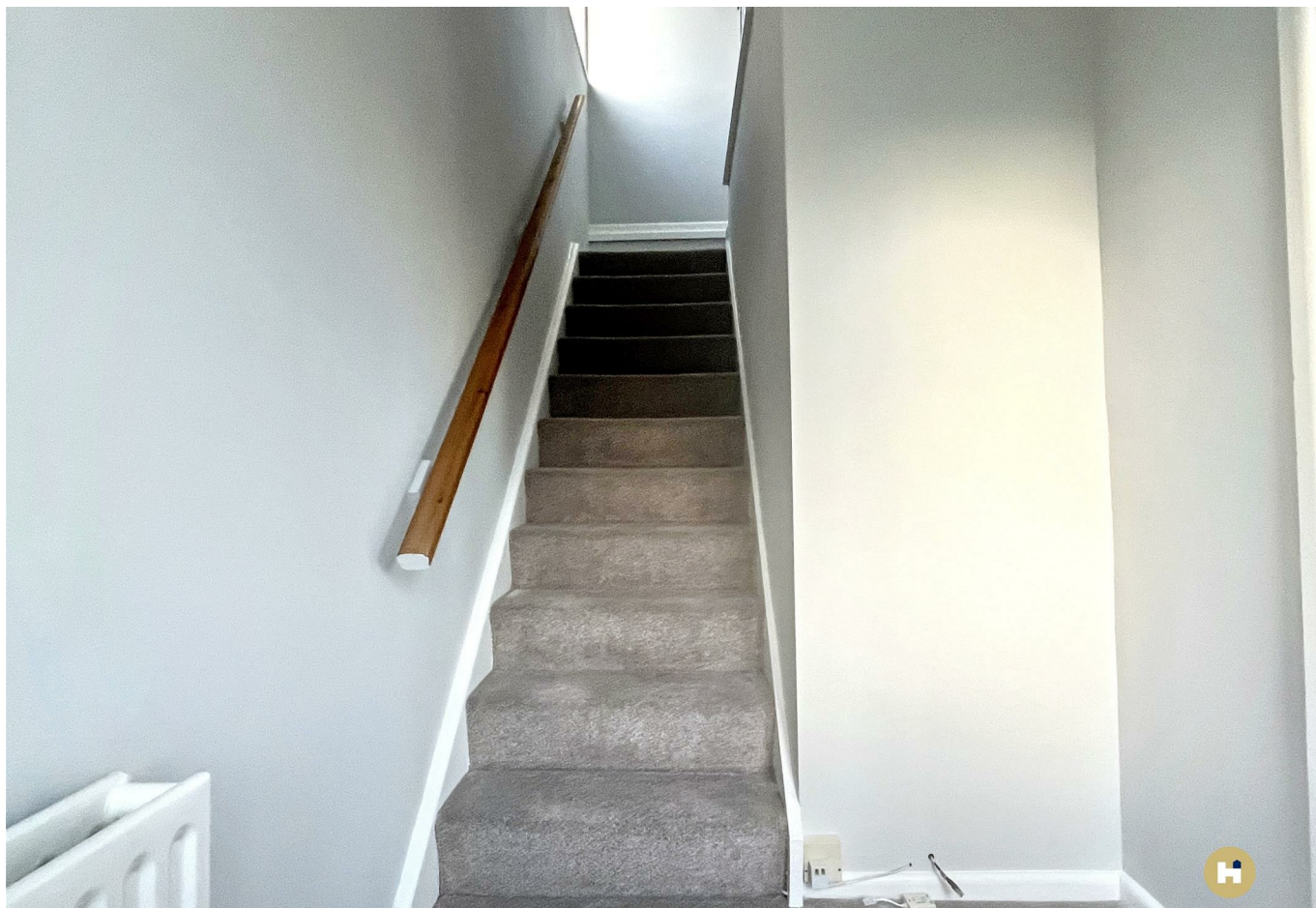
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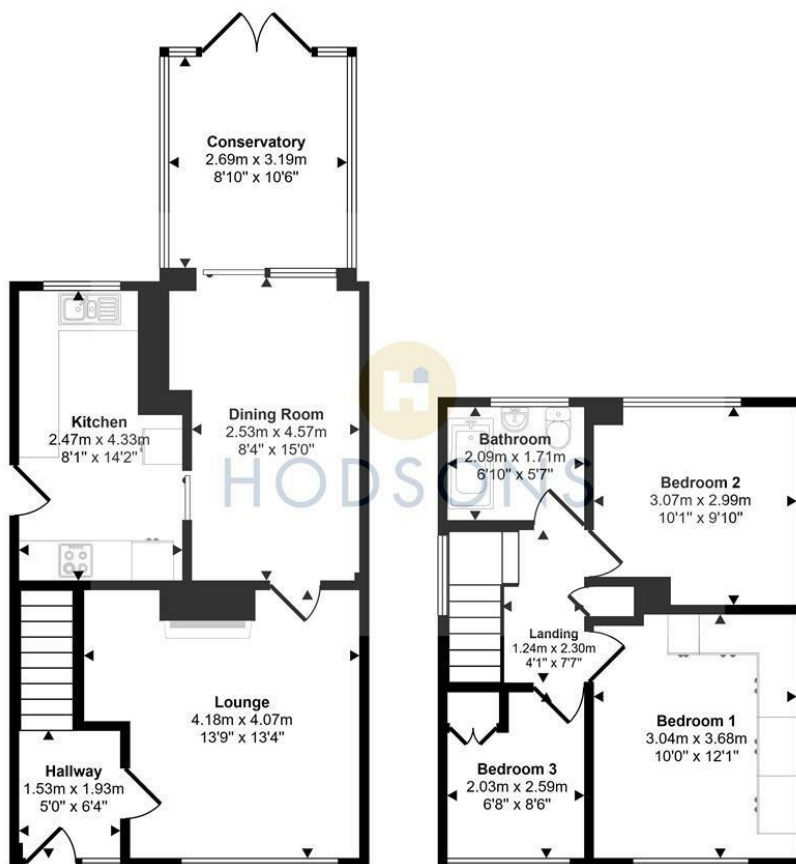


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Approx Gross Internal Area
90 sq m / 965 sq ft



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

TENURE

COUNCIL TAX BAND

B

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	68	75
(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



OFFICE ADDRESS

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OFFICE DETAILS

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