



# HODSONS

PER MONTH

**£650 Per Month**

**Church View**

Wakefield, WF1 5AL





## PROPERTY SUMMARY

We are pleased to offer to the rental market, this redecorated TWO DOUBLE BEDROOM middle terrace situated in this quiet cul-de-sac within easy reach of Wakefield City Centre and minutes walk from Sandal/Agbrigg Railway Station. The property benefits from a fitted kitchen, new carpets to living room, stairs, landing and master bedroom, along with new kitchen vinyl flooring. The property comprises of lounge with fire, modern dining kitchen with free standing cooker, basement storage cellar, stairs & landing, two double bedrooms and a modern house bathroom/WC with mixer shower. Yard to rear with borders for planting. On street parking to the front where available. Gas fired central heating & PVCu double glazing throughout.

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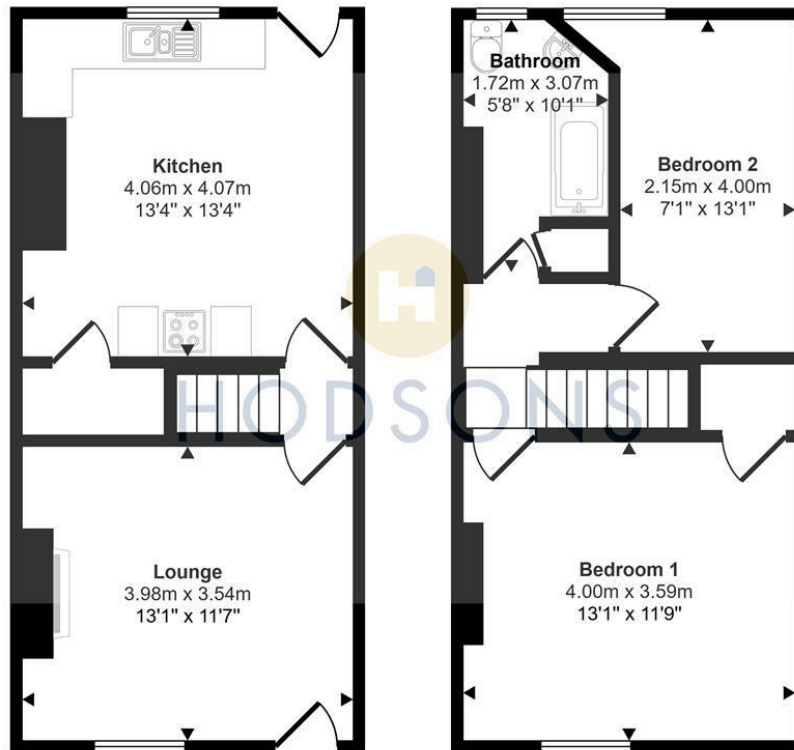
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Approx Gross Internal Area  
70 sq m / 755 sq ft



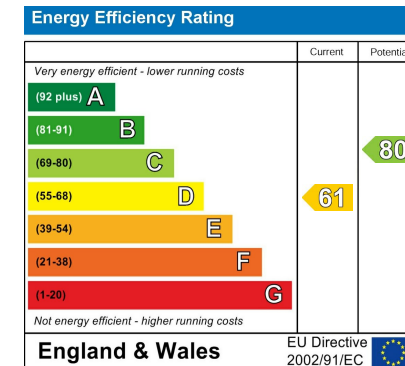
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

**TENURE**

**COUNCIL TAX BAND**  
A

**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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