



HODSONS



PCM

£1,100 PCM

Durkar Court

Wakefield, WF4 3QR



PROPERTY SUMMARY

A surprisingly spacious and well planned family home. Recently redecorated and carpets throughout. Occupying popular and highly commutable established location, the property provides comfortable reach to daily requirements with the locality. Wakefield City Centre is within approx 3 1/2 miles and literally two minutes drive to Junction 39 of the M1 Motorway.

The accommodation comprises: W.C. Well Proportioned Lounge, Dining Room, Kitchen, Four Bedrooms with En-Suite to Master and House Bathroom. Outside are garage and gardens.

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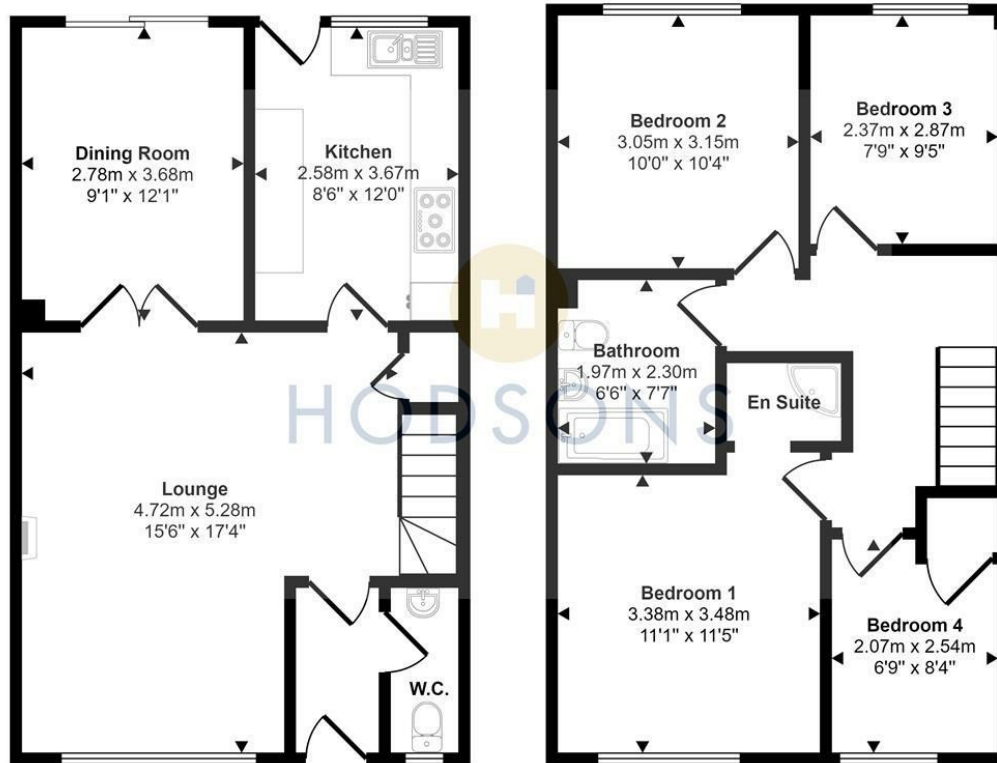


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Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft

First Floor
Approx 51 sq m / 552 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
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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