



HODSONS



PCM

**£1,200 PCM**

**Netherton Lane**

Wakefield, WF4 4HG



## PROPERTY SUMMARY

A very well maintained 3 bedroom detached property is deceptively spacious once inside, situated in a pleasant location with views over open fields, yet convenient for the motorway network. Having gas c.htg & d/glazing throughout and in brief comprising to the ground floor: Entrance Hall, Lounge, Modern Dining Kitchen, Dining Room/Fourth Bedroom, Conservatory, Double Bedroom and fully tiled Shower Room/W.C. To the First Floor, Double Bedroom with two large under eaves storage space/wardrobe, Single Bedroom with 2 storage/wardrobe cupboards, Superb Bathroom with shower over bath. Garden area to front, paved patio to rear and parking for 2/3 cars. This property is IMMACULATE and must be viewed to appreciate the quality of the fixtures and fittings.

3



2



2





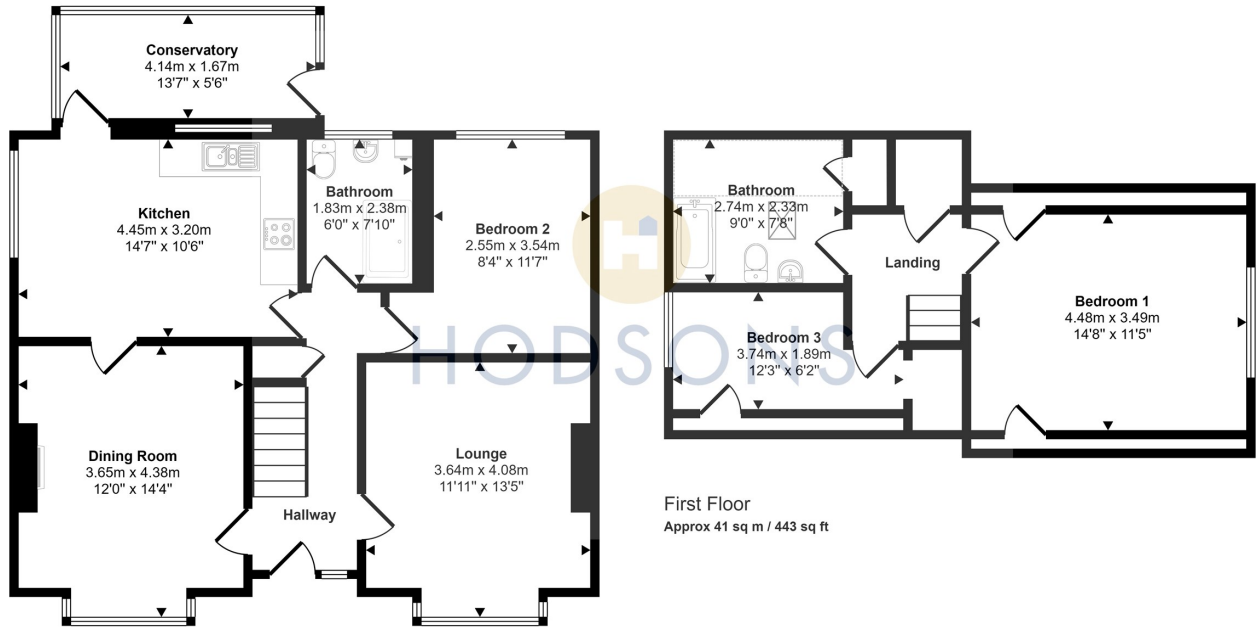
**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

**TENURE**

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Approx Gross Internal Area  
118 sq m / 1275 sq ft



Ground Floor  
Approx 77 sq m / 832 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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