



HODSONS



PCM

£825 PCM

Howden Way

Wakefield, WF1 4PL



PROPERTY SUMMARY

A well presented two bedroom semi detached bungalow. Situated on a popular and convenient development with Wakefield City Centre only a short distance away with its many amenities including bus and rail travel. The bungalow is decorated to a good standard and is inclusive of gas central heating and double glazing, in brief comprises Lounge, Kitchen, Bathroom, Two Bedrooms, Garage and Garden. Off Street Parking Available. Washing Machine is left as a gesture of goodwill. The hob is an Induction Hob.

Short-term let due to landlord's future plans:

This property is available on a 12-month tenancy in line with Renters' Rights legislation, with the understanding that the landlord will need to move back into the property once circumstances allow.

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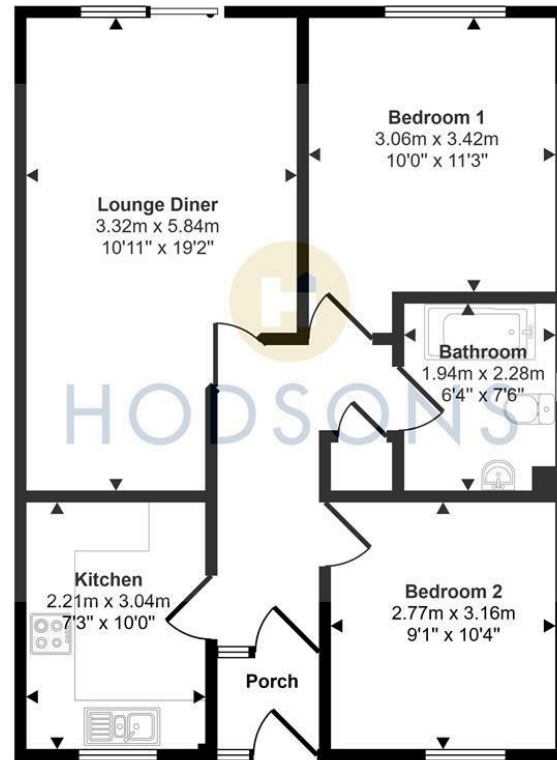


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Approx Gross Internal Area
59 sq m / 640 sq ft



Floorplan

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

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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