



HODSONS

PCM

£875 PCM

Hoctun Close

Castleford, WF10 4TF



PROPERTY SUMMARY

We are delighted to offer to the rental market this modern and well-presented two double bedroom end town house, ideally positioned behind the Xscape entertainment centre and offering excellent access to the M62 motorway network. The property benefits from gas central heating and PVCu double glazing throughout and briefly comprises an entrance hallway, ground floor cloakroom/WC, and a comfortable lounge featuring an electric fire and useful under-stairs storage. To the rear is a dining kitchen with a tiled floor, fitted with an electric oven, hob and extractor. To the first floor are two generous double bedrooms and a modern, half-tiled shower room with WC. Externally, the property offers a tandem driveway to the side, a pebbled frontage, and an enclosed paved rear yard with a shed, providing low-maintenance outdoor space.

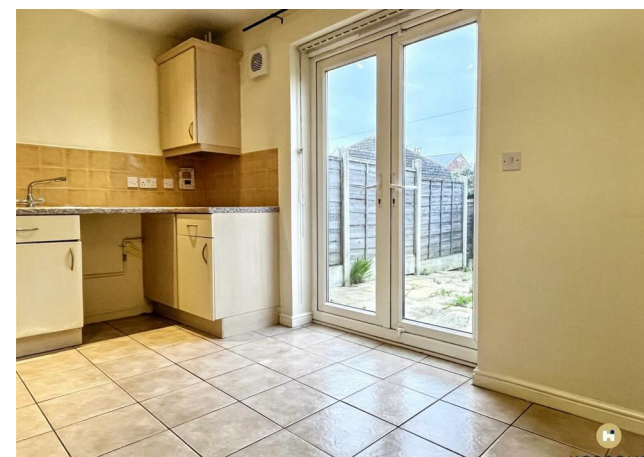
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LOCAL AUTHORITY

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		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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