



# HODSONS



PER MONTH

**£595 Per Month**

**14 Ashworth Square**

Wakefield, WF1 4SN



## PROPERTY SUMMARY

DOUBLE ROOM ONLY - ALL BILLS INCLUDED : We are pleased to offer this 2nd floor double room to rent in this 4 bedroom, 3 storey property, literally 5 minutes walk from Pinderfields General Hospital.

Available for single occupants only (no children or pets either due to licencing rules) is this 2nd floor double bedroom with furniture of double bed and mattress, two bedside tables with 2 drawers, double wardrobe, desk and chair. Blind to window. Cupboard over stairs with fitted hanging rail and storage space.

The property offers a comfortable living space, and Room 4 shares a large dining kitchen with sofa, dining table, chairs, fridge/freezer, washer, oven, hob and dishwasher. The house also includes a ground floor toilet and a first-floor modern bathroom with a bath and shower over.

Enclosed patio and lawn to rear.

Garage storage is available if required and parking can be offered if needed.

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**LOCAL AUTHORITY**

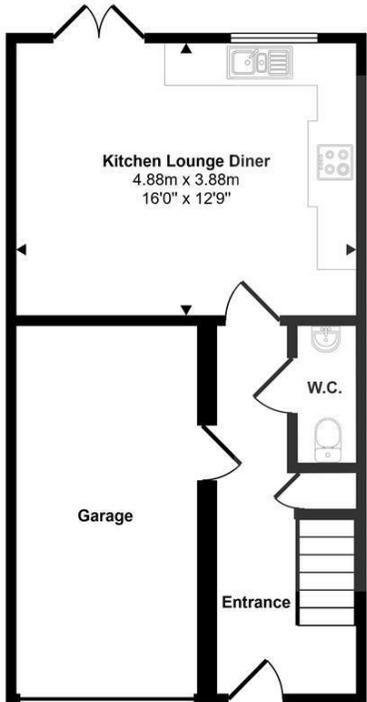
**TENURE**

**COUNCIL TAX BAND**

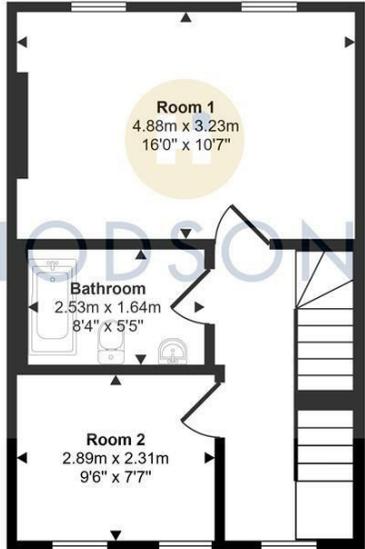
**VIEWINGS**

By prior appointment only

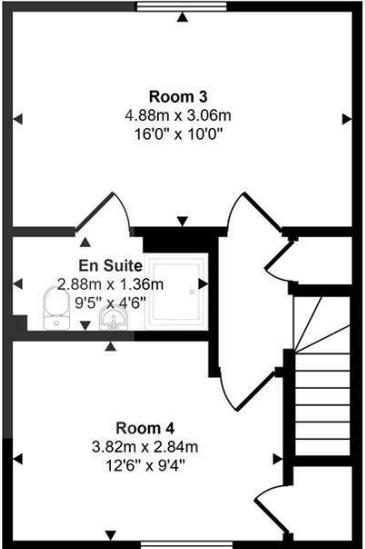
Approx Gross Internal Area  
119 sq m / 1280 sq ft



Ground Floor  
Approx 46 sq m / 490 sq ft



First Floor  
Approx 37 sq m / 395 sq ft



Second Floor  
Approx 37 sq m / 394 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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