



# HODSONS

PCM

**£900 PCM**

**Park View**

Wakefield, WF3 3HA

## PROPERTY SUMMARY

Located in the ever-popular area of Lofthouse, this well-presented two-bedroom mid-terraced home offers modern living throughout. The property features a modern fitted kitchen, complete with oven and hob, integrated fridge freezer, and integrated microwave. The kitchen flows seamlessly into a spacious lounge, boasting a charming stone fireplace and laminate flooring, creating a warm and inviting living space.

Upstairs, you'll find two well-proportioned bedrooms, Master bedroom with fitted carpet and built-in wardrobes and Second bedroom with fitted carpet.

Patio doors from the lounge open onto a private rear garden, featuring a decked area, pebbled section, and plenty of space for outdoor seating. The property also benefits from a garage and driveway, providing convenient off-street parking.

Situated close to local amenities, transport links, and reputable schools, this lovely home offers comfort, convenience, and a great location.

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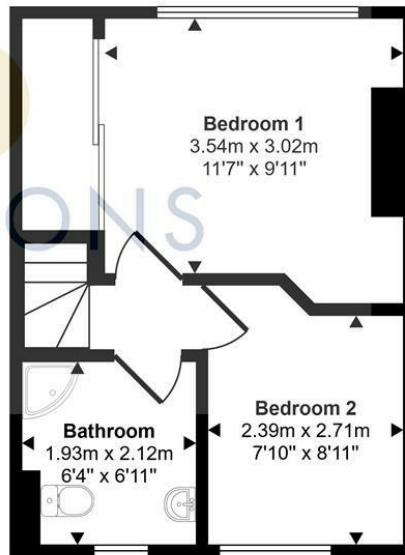




Approx Gross Internal Area  
66 sq m / 708 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft



First Floor  
Approx 28 sq m / 301 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 Metropolitan District council

**TENURE**

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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



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