



HODSONS

PER MONTH

**£1,200 Per Month**

**Ridings Lane**

Wakefield, WF3 3SE

## PROPERTY SUMMARY

This beautifully presented two-bedroom bungalow is ideal for those looking to downsize or enjoy single-level living. Recently refurbished throughout, the property benefits from new UPVC windows and doors, a modern boiler with Hive controls, and a bright, neutral finish.

Internally, the bungalow offers a spacious lounge with bay window, modern fitted kitchen with integrated appliances, two well-proportioned bedrooms (one with conservatory access), and a stylish bathroom with walk-in shower. Externally, the property enjoys a private rear garden, driveway providing off-street parking, and a single garage.

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**LOCAL AUTHORITY**

Wakefield Council


**TENURE**

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

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