



HODSONS

PCM

£875 PCM

Common Lane

East Ardsley, WF3 2EP

PROPERTY SUMMARY

A spacious three bedroom mid terrace property conveniently situated for access to both the M1 and M62 Motorway networks. Morley Wakefield and Leeds can easily be accessed with bus routes to all three centres. The White Rose Shopping Centre is only a short drive away. The property is inclusive of gas central heating and double glazing and in brief the accommodation which is placed over three floors comprises lounge, dining kitchen, two Bedrooms and bathroom to first floor, Bedroom Three is situated on the second floor. Gardens to front and rear and on street parking.

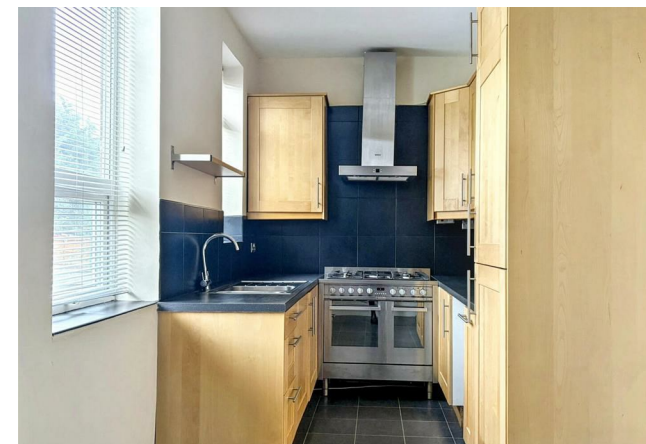
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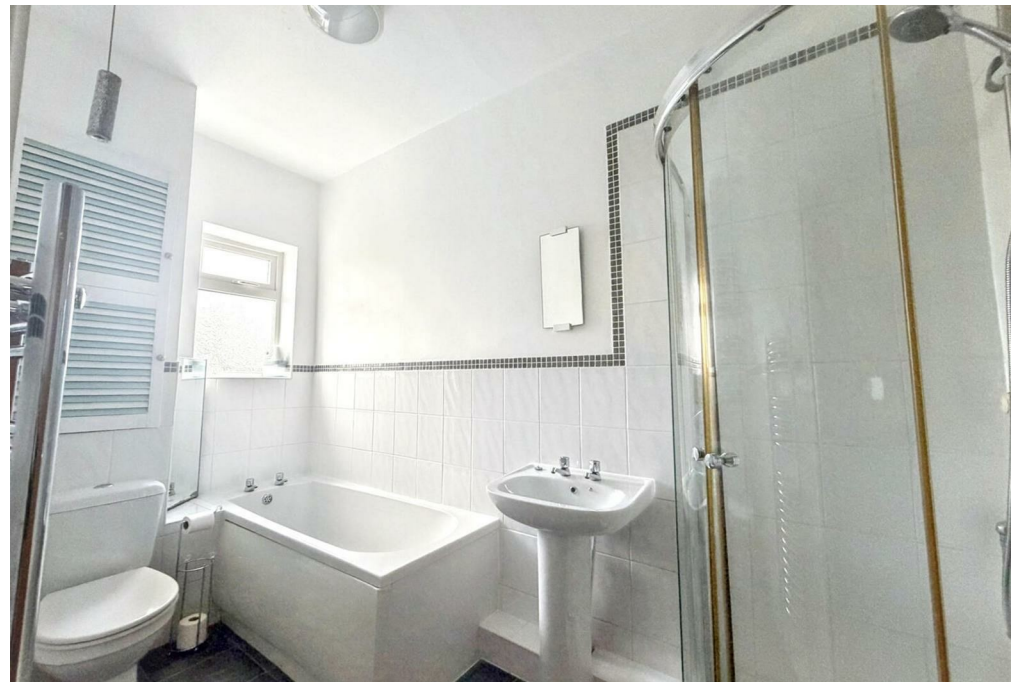


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LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE

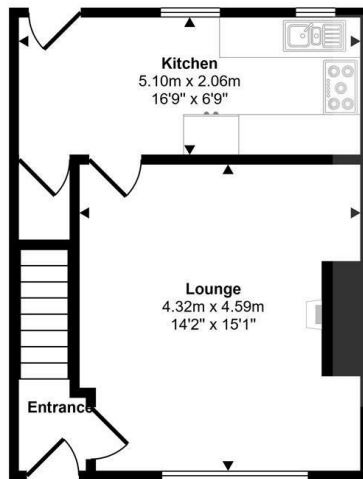
COUNCIL TAX BAND

A

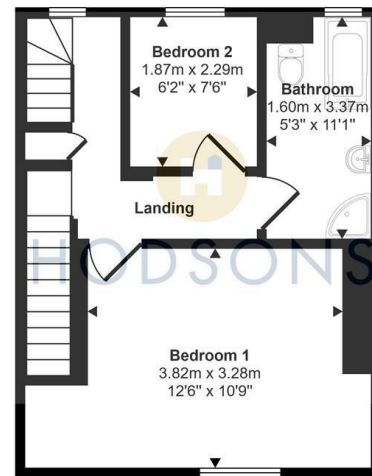
VIEWINGS

By prior appointment only

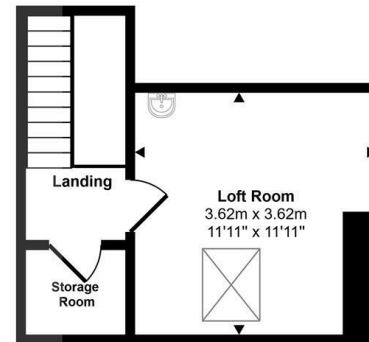
Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 35 sq m / 375 sq ft



Second Floor
Approx 21 sq m / 224 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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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