



HODSONS

PCM

£725 PCM

Gordon Street

Wakefield, WF1 5AT

co.uk



PROPERTY SUMMARY

We are pleased to offer this TWO DOUBLE BEDROOM middle terrace house situated in this convenient location within easy reach of Wakefield City Centre and Sandal & Agbrigg Railway Station. The property benefits from gas fired central heating and PVCu double glazing and comprises of lounge with laminate floor and gas fire, basement storage cellar, modern dining kitchen with laminate floor, oven, hob and extractor plus space for a dining table, ground floor bathroom/WC with shower, stairs and landing and two double first floor bedrooms. Yard at rear. On street parking to the front where available.

2



1



1





Approx Gross Internal Area
63 sq m / 683 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 29 sq m / 316 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 52 | |
| (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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