



HODSONS

OFFERS IN THE REGION OF

**£145,000**

**St Christophers Walk**

Wakefield, WF1 2UP



## PROPERTY SUMMARY

We are pleased to offer to the open market, this well presented TWO DOUBLE BEDROOM second floor (top floor) apartment situated in this highly regarded, sought after development in the heart of Wakefield City Centre being minutes walk from Westgate Railway Station and a short drive to the M1 motorway network.

The property benefits from a single garage to the rear (no other parking space allocated with this apartment), gas fired central heating, PVCu double glazing and above average sized accommodation together with entrance hall with storage cupboard and further boiler cupboard, lounge with Juliette balcony, archway to kitchen with built in oven, hob and extractor hood, double master bedroom with en suite shower room, second double bedroom and a house bathroom/WC with shower. Garage parking space to the rear of the building. Modern laminate flooring & wet room tiling throughout.

2



2



1





Approx Gross Internal Area  
63 sq m / 675 sq ft



Floorplan

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**  
Leasehold

**COUNCIL TAX BAND**  
B

**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>	80	80
(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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