



# HODSONS



**£775**

**George House, George Street**  
Wakefield, WF1 1LY



## PROPERTY SUMMARY

ONE bedroom second floor studio apartment, recently refurbished to a high standard in the city centre of Wakefield. The property is part furnished with integrated appliances in the kitchen and a modern shower room. The local bus, train station and shops are within walking distance. The apartment has a secure intercom entry system and lift access, viewing is highly recommended. No parking with the apartment.

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Approx Gross Internal Area  
33 sq m / 361 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**

**TENURE**

**COUNCIL TAX BAND**

New Build

**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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