



HODSONS

best-one
Our opening hours:
Mon - Fri
6:30am - 11pm
Saturday
7:30am - 11pm
Sunday
7:30am - 10pm

What's inside:
Fresh Food
Fast & Friendly
Prep Made to Order

Specials:
Pasta, Sandwiches, Burgers, Salads, Smoothies, Soups, Snacks, Sweets, Drinks, Deli, Bakery, Flowers, Gifts, Plants, Pet Supplies, Pet Food, Pet Accessories

best-one Prens Off Licence & Grocers

best-one Prens Off Licence & Grocers

Our opening hours:
Mon - Fri
6:30am - 11pm
Saturday
7:30am - 11pm
Sunday
7:30am - 10pm

PLAY SUNDAY

Coca-Cola
Sodas here

lyca
Scoti

Heart of the community on York Street

PCM
£575 PCM
Lower York Street
Wakefield, WF1 3LH



PROPERTY SUMMARY

Sure to attract early interest is this well presented and modern ONE DOUBLE BEDROOM first floor Unfurnished apartment, situated above Best One convenience store and literally a minute walk from Wakefield Bus Station and approx. 1 mile from Pinderfields General Hospital. It comprises of entrance hall, lounge/kitchen with built in electric oven, hob, and extractor hood. A half-tiled shower room/WC with electric shower. There is a separate utility room off the building landing with washer (left as a gesture to the tenants) No gas to the building, all electric on a pre-payment meter, water rates are payable of £25.00 a month to the LL direct with the rent payment. Modern electric heating. No parking offered but we understand permit parking is available from Wakefield Council. No pets or internal smokers permitted. Gated yard to the rear with lockable gates for security and privacy.

1



1



1





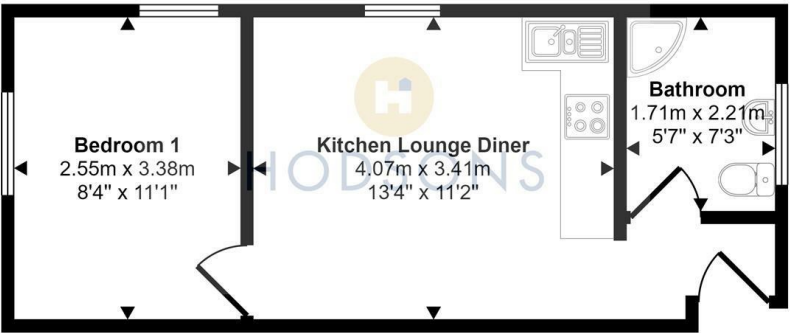
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Approx Gross Internal Area
29 sq m / 313 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		49	
(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



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk