



HODSONS



PCM

£725 PCM

Manordale Close

Flockton, WF4 4SX

PROPERTY SUMMARY

Offered part furnished or unfurnished this two bedroom first floor apartment is set within purpose built block of four units at the entrance to select cul de sac development on the fringe of the village. The property is conveniently placed for access to junctions 38/39 of the M1 Motorway. The property is inclusive of electric heating and double glazing and in brief comprises: Communal entrance hallway, lounge, fitted kitchen, 2 bedrooms and bathroom with shower over bath. Parking Space.

2



1



1





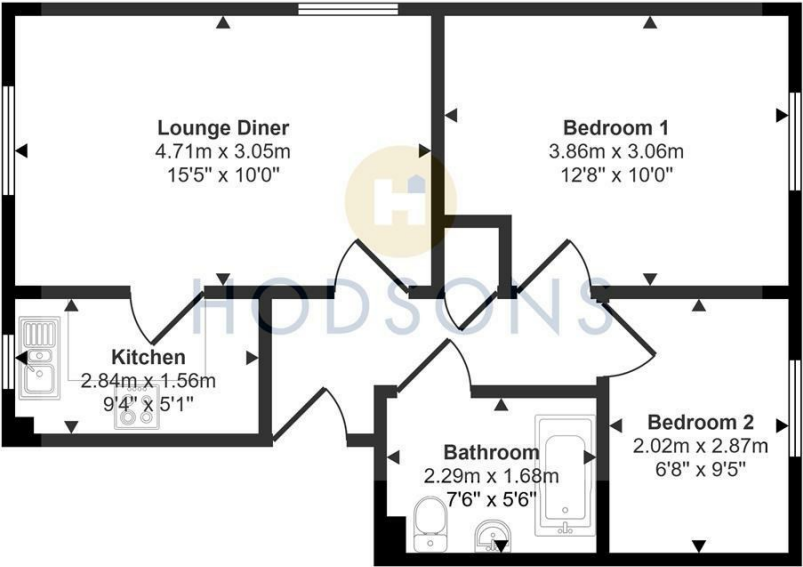
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Approx Gross Internal Area
47 sq m / 511 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		77	79
(69-80) C			
(55-68) D			
(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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