



# HODSONS

PER MONTH

**£675 Per Month**  
**Tennyson Avenue**  
Wakefield, WF3 4QQ



HODSONS



## PROPERTY SUMMARY

This is a beautifully presented, purpose-built ground floor apartment in the sought-after area of Stanley, Wakefield. Recently refurbished to a high standard, this one-bedroom home perfectly combines modern convenience with comfort, making it an ideal choice for a single professional or a couple looking for a stylish yet practical living space.

Step inside and discover a thoughtfully updated interior. The living area is light and airy, featuring newly fitted carpets and fresh neutral décor that creates a welcoming and versatile space.

The kitchen is a standout feature, designed with timeless shaker-style units and integrated appliances, including an oven, hob, and fridge, ensure a streamlined finish while offering functionality for everyday cooking needs.

There is a modern bathroom with contemporary fixtures and fittings designed for both style and comfort.

Located in Stanley, this apartment enjoys a prime position within Wakefield, known for its excellent local amenities and transport links.

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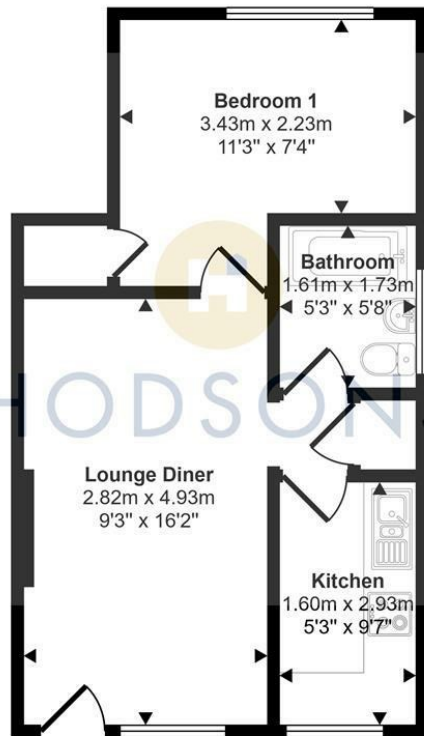


multi





Approx Gross Internal Area  
34 sq m / 371 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.



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

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

**LOCAL AUTHORITY**  
Wakefield Council

**TENURE**

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<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