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PCM
£675 PCM
Leeds Road
Wakefield, WF1 2PN



PROPERTY SUMMARY

We are pleased to offer to the rental market, this above average sized TWO DOUBLE BEDROOM first floor apartment, situated above Spectrum Blinds in Outwood on Leeds Road within easy walking distance of Outwood Railway Station and also on the regular 110 bus route. The property benefits from one off street parking space plus on street parking where available together with the usual gas fired central heating and PVCu double glazing. It comprises of private entrance door to the rear of the building, stairs to the first floor, dining kitchen with oven, fridge, freezer and washer, large lounge, master double bedroom with fitted storage and hanging space, further double bedroom to the rear and an impressive modern shower room/WC. One off street parking space.

2

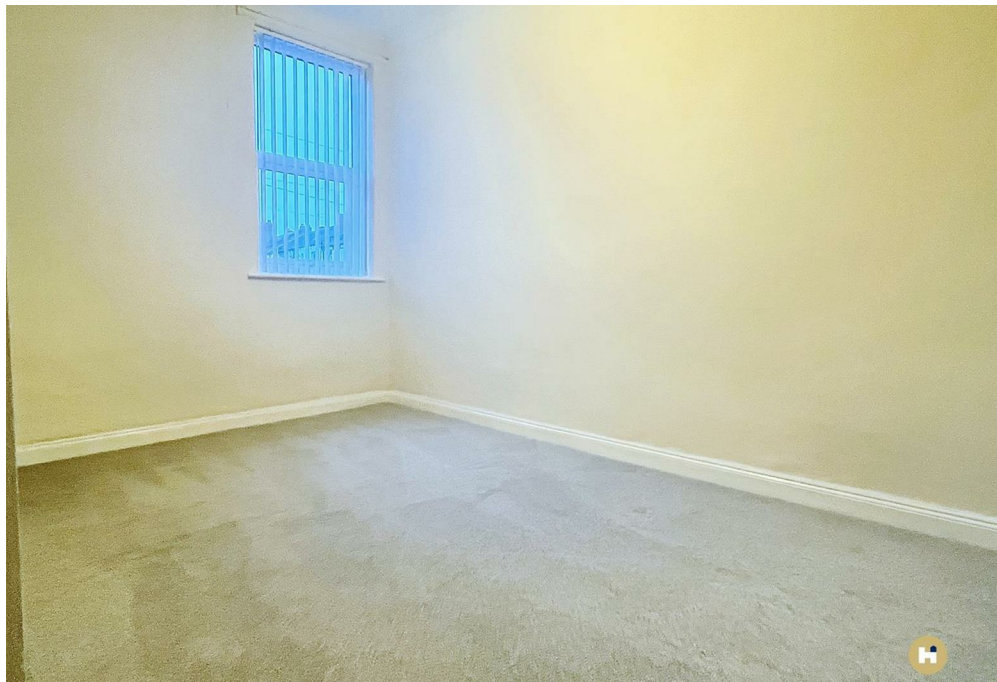


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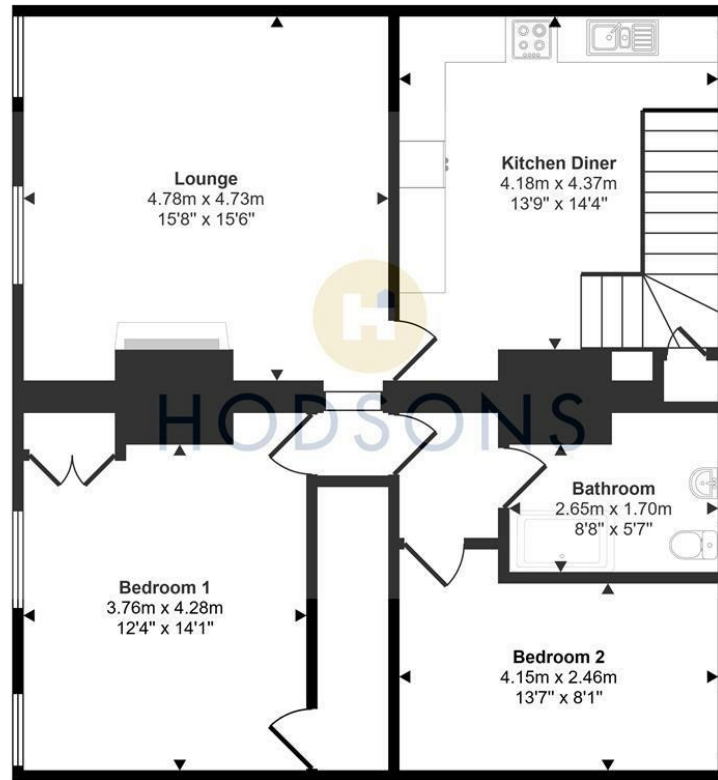


1





Approx Gross Internal Area
90 sq m / 972 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

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		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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