



HODSONS



ASKING PRICE

£110,000

Chantry Waters

Wakefield, WF1 5ED



HODSONS

Situated in a modern purpose-built development, this spacious two-bedroom upper-floor apartment offers a fantastic opportunity for both professionals and buy-to-let investors. Ideally positioned just moments from the vibrant centre of Wakefield, residents benefit from a wide range of local amenities, including shops, restaurants, cafés, and excellent transport links.

The apartment itself boasts a bright and airy open-plan kitchen and living area, perfectly designed for modern living, with far-reaching views enhancing the sense of space. The principal bedroom features its own en suite shower room, while the second bedroom is well-proportioned and served by a separate contemporary bathroom.

Additional features include a designated parking space, a secure intercom entry system, and well-maintained communal areas. Offering style, convenience, and practicality, this apartment is an excellent choice for those seeking a well-located home or a strong investment opportunity in Wakefield's thriving rental market.

Viewing is recommended!

2

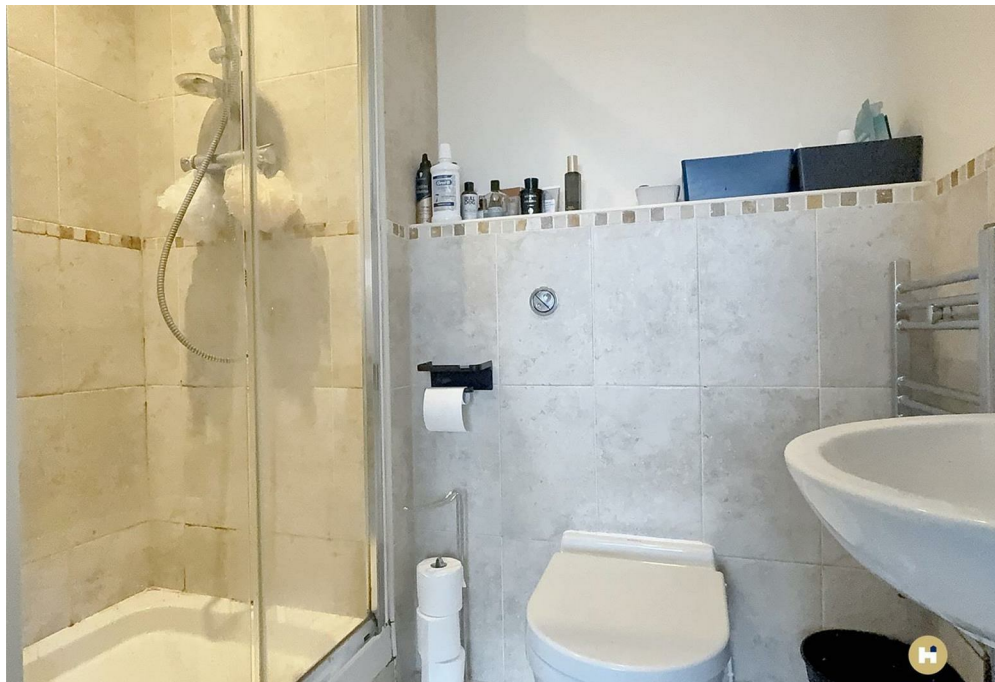


2

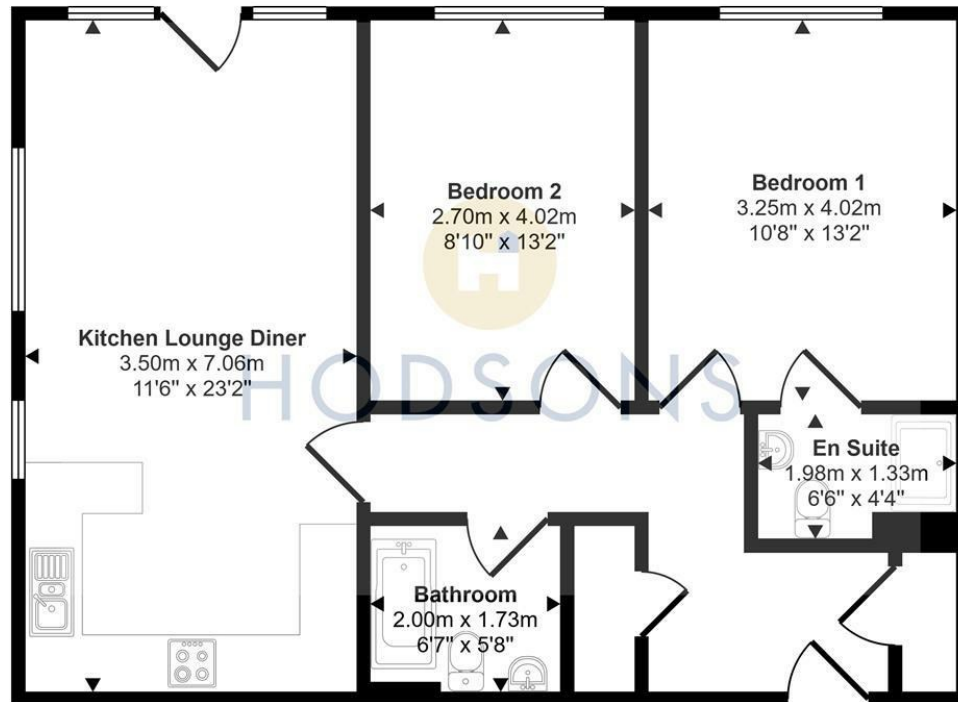


1





Approx Gross Internal Area
69 sq m / 745 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

TENURE

Leasehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(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



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

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