



HODSONS



PCM

**£1,295 PCM**

**Heath House**

Wakefield, WF1 5SN

## PROPERTY SUMMARY

'EXCLUSIVE ONE BEDROOM FURNISHED FIRST FLOOR EXECUTIVE APARTMENT' set within the very impressive 'GRADE II LISTED HEATH HOUSE' with magnificent views over the village. The property has been designed to an extremely high standard with quality fixtures and fittings throughout including many of the original features. In brief the property is inclusive of electric heating, wooden flooring throughout and comprises impressive dining kitchen with a range of built in appliances and centre island, spacious lounge, double bedroom and stunning en-suite with twin sinks, roll top claw legged bath, separate double shower cubicle and w.c. There are two allocated parking spaces available with this apartment accessed by a gated gravel driveway NO COMMERCIAL VEHICLES ARE ALLOWED TO BE PARKED AT THE PROPERTY . Water Rates included in rent.

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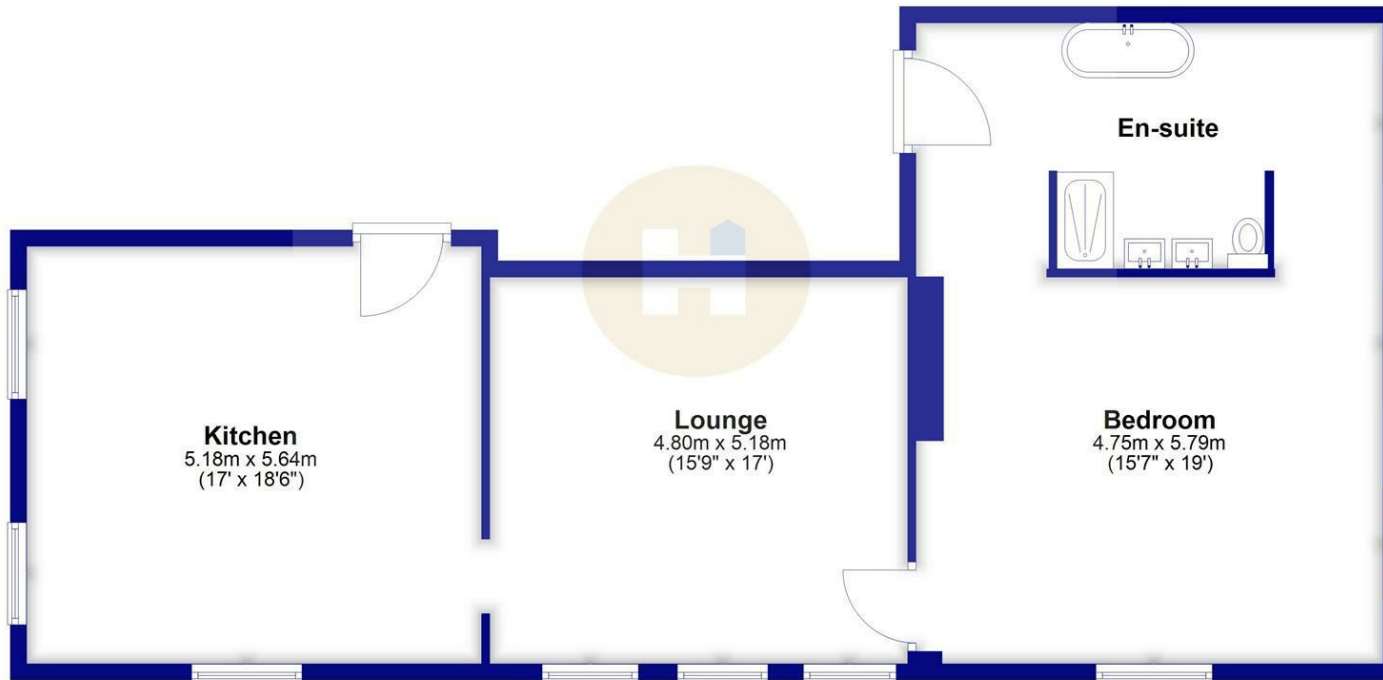


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### First Floor



**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

**TENURE**

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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



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