



HODSONS

PCM

£850 PCM

The Laurels

Wakefield, WF1 3UH



## PROPERTY SUMMARY

An very well maintained two bedroom first floor apartment in this prestigious location of Wakefield. The property has electric heating, polished wooden flooring and video entry phone system and in brief comprises communal entrance, entrance hall with cupboard off housing washer/dryer, large open plan living room/kitchen with integrated fridge, oven, ceramic hob and cooker hood, master bedroom with en-suite shower room, second good size single bedroom and house bathroom with shower attachment to taps. There is parking to the outside.

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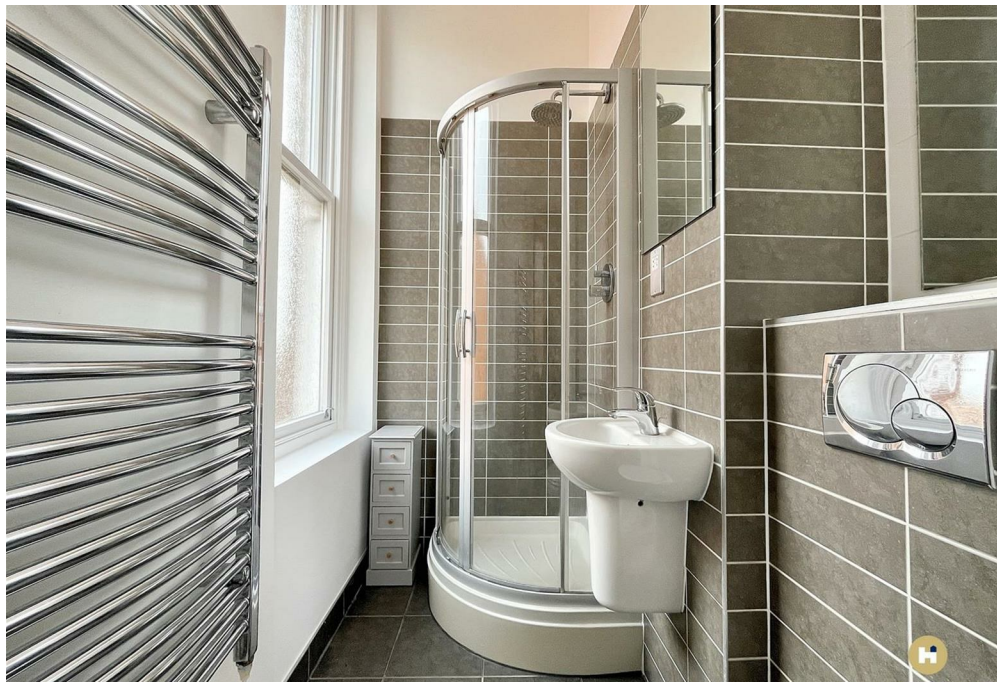


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1





Approx Gross Internal Area  
51 sq m / 552 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**  
B

**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>		43	44
(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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