



HODSONS



PCM

£825 PCM

Royal Troon Mews

Wakefield, WF1 4JL



PROPERTY SUMMARY

A spacious very well maintained attractive 2 bedroom ground floor apartment situated close to Pinderfields Hospital, the motorway network and Wakefield City Centre. The property is inclusive of UPVC double glazing and electric heating, in brief comprises entrance hall, good size open plan lounge and fitted kitchen with built in oven, hob and hood and integrated washer/dryer, 2 good size bedrooms both with fitted wardrobes, en-suite shower room to master bedroom, house bathroom. Allocated parking to the outside. Viewing highly recommended.

2



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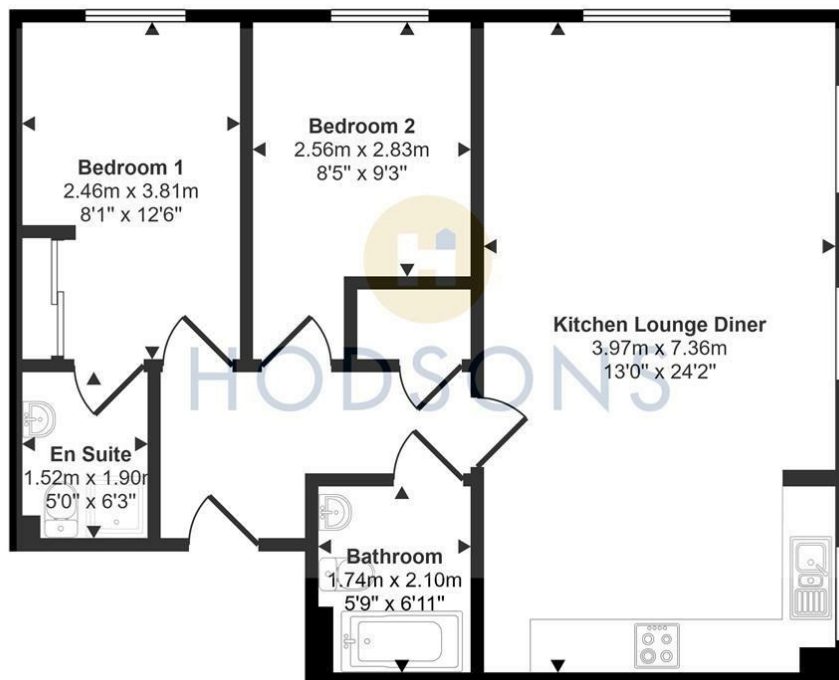


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Approx Gross Internal Area
63 sq m / 682 sq ft



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.



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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) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(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