



# HODSONS

PCM

**£650 PCM**

**Hebble Wharf**

Wakefield, WF1 5RD

## PROPERTY SUMMARY

Situated in this sought after modern development located to the south of Wakefield City Centre is this ONE DOUBLE BEDROOM third floor apartment having being finished to a very high standard. It represents an excellent opportunity for a discerning tenant wanting a quality compact apartment in a top class location. The property sits on the side of the Calder & Hebble Navigation Canal with the third floor apartment benefiting from wood framed double glazing, electric heating and video entry system and comprises of entrance hall, small double bedroom, lounge/kitchen area with built in oven, hob, extractor, fridge, freezer, washer and dishwasher and bathroom/WC with shower. The property has a secure "underground" parking space and is offered on an unfurnished basis. Lifts to all floors. . Double glazing. Electric heating.

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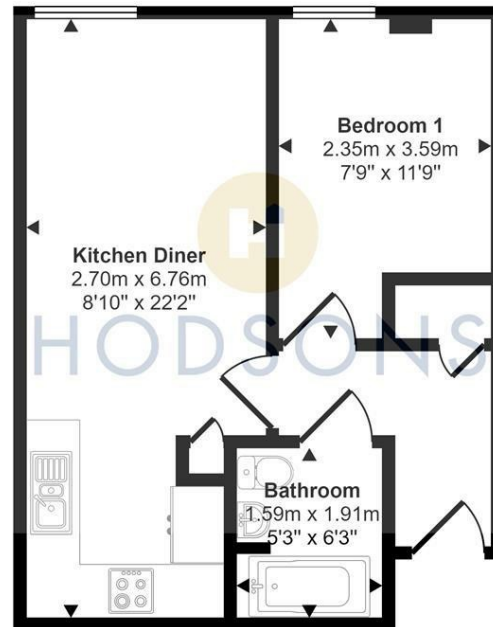


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Approx Gross Internal Area  
34 sq m / 371 sq ft



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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	81	
(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



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