



HODSONS

Off Licence & Grocers

best-one

Preens Off Licence & Grocers

Our opening hours:
Mon-Fri
8.30am - 11pm
Saturday
7.30am - 11pm
Sunday
7.30am - 10pm
PLAY NOW

P Flat 37C
Lower York Street, WF1 3LH

PCM

£575 PCM

Lower York Street

Wakefield, WF1 3LH



PROPERTY SUMMARY

Sure to attract early interest is this well presented ONE DOUBLE BEDROOM first floor apartment, situated above Best One convenience store and literally a minute walk from Wakefield Bus Station and approx. 1 mile from Pinderfields General Hospital. It comprises of entrance hall, lounge/kitchen with built in electric oven, hob, extractor hood and Fridge Freezer (left as a gesture of goodwill) A half-tiled shower room/WC with electric shower. There is a separate utility room off the building landing with washer (left as a gesture to the tenants) No gas to the building, all electric on a pre-payment meter. Modern electric heating. No parking offered but we understand permit parking is available from Wakefield Council. Gated yard to the rear with lockable gates for security and privacy.

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LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE**COUNCIL TAX BAND**

A

VIEWINGS

By prior appointment only

Approx Gross Internal Area
30 sq m / 321 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(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**

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OFFICE DETAILS

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