



# HODSONS

PCM

**£850 PCM**

**St Peters Court**

Wakefield, WF4 6AP



## PROPERTY SUMMARY

UNFURNISHED Immaculate 2 bedroom ground floor apartment with beautiful views over well manicured gardens situated in an extremely popular sought after location close to local amenities and within easy reach of the motorway network. Inclusive of gas central heating, double glazing and in brief comprises entrance hall with laminate floor, attractive lounge with fireplace feature and electric fire, modern fitted breakfast kitchen with built in double oven and hob, integrated dishwasher, large double bedroom with fitted wardrobes and drawers, good sized second bedroom with fitted wardrobes, fully tiled modern shower room. Off street parking to the outside.

2



1



1





## Ground Floor



## LOCAL AUTHORITY

Wakefield Metropolitan District council

## TENURE

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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



## OFFICE ADDRESS

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## OFFICE DETAILS

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