



HODSONS

ASKING PRICE

£120,000

The Point

Wakefield, WF2 9AP



HODSONS

Offered to the market with no onward chain, this superb modern two-bedroom second floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Situated approximately one mile from the centre of Wakefield, the property enjoys convenient access to a wide range of shops, restaurants, leisure facilities, and excellent transport links including Wakefield Westgate and Kirkgate stations.

The apartment is accessed via a secure intercom-controlled entry system to a communal entrance. Internally, the property is well-appointed and generously proportioned, featuring a spacious open-plan living area and kitchen ideal for modern lifestyles. The living space is bright and airy, with ample room for both seating and dining, while the kitchen is fitted with a range of modern base and wall units, providing a practical and stylish cooking environment.

There are two good-sized bedrooms, both of which benefit from fitted wardrobes, offering plentiful storage. The bathroom features a contemporary four-piece suite, including a panelled bath, wash basin, low flush WC and a tiled and glazed shower cubicle, finished to a high standard. An added bonus is the separate utility room, providing useful additional space for laundry and storage.

Externally, the property benefits from a designated parking space and access to loft storage, rarely available in apartments of this style.

With its desirable location, modern interior, excellent storage and no chain, this is a property not to be missed. Early viewing is highly recommended to appreciate the space, finish and convenience on offer.

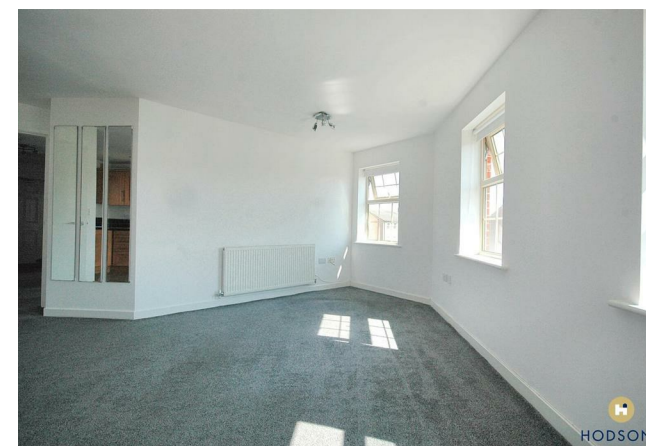
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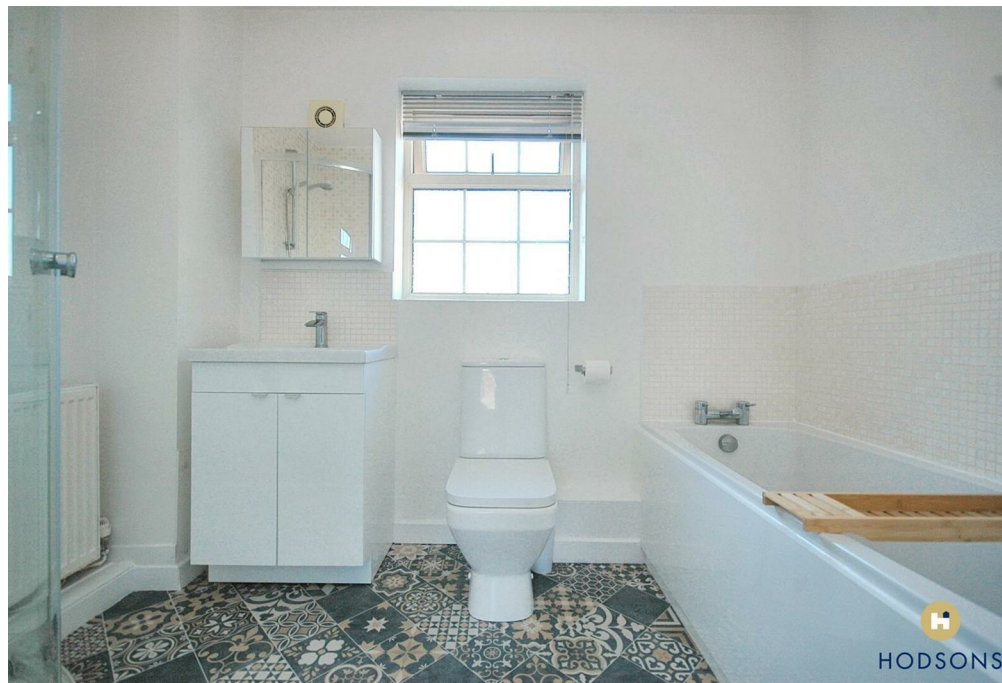
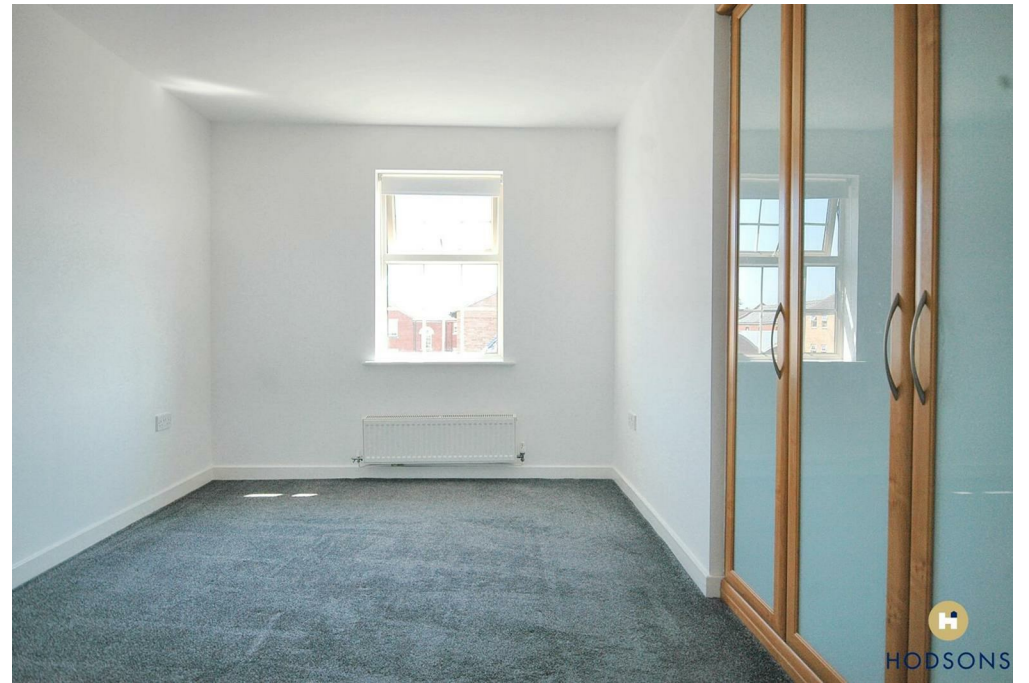


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LOCAL AUTHORITY

Wakefield

TENURE

Leasehold

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	78	80
(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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