



HODSONS

PCM

£675 PCM

High Street

Wakefield, WF4 1NF



PROPERTY SUMMARY

We are pleased to offer, this good sized and modern TWO DOUBLE BEDROOM first floor apartment situated in the centre of Crofton being handy for all its amenities. The property was constructed approx 11 years ago and benefits from an intruder alarm system, PVCu double glazing and gas fired central heating together with accommodation of stairs to first floor, landing, entrance hall with two handy storage cupboards, lounge/kitchen with built in oven, hob, extractor and dishwasher, two double sized bedrooms to the rear and a house bathroom/WC with shower. One off street parking space. Blinds throughout.

2



1



1





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		
(81-91) B	78	78
(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

**OFFICE ADDRESS**

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk