



# HODSONS

PCM

**£650 PCM**

**Cobham Parade**

Wakefield, WF1 2DY





## PROPERTY SUMMARY

We are pleased to offer this , modern ONE DOUBLE BEDROOM first floor apartment situated in the sought after location of Outwood being handy for the M1 motorway network, Outwood railway station and Wakefield & Leeds City Centres. The property benefits from PVCu double glazing and gas fired central heating with accommodation of entrance hall, cloaks area, handy storage cupboard, modern kitchen with built in oven, hob and extractor, lounge, double bedroom and bathroom/WC with shower. One Allocated Parking Space. No garden areas.

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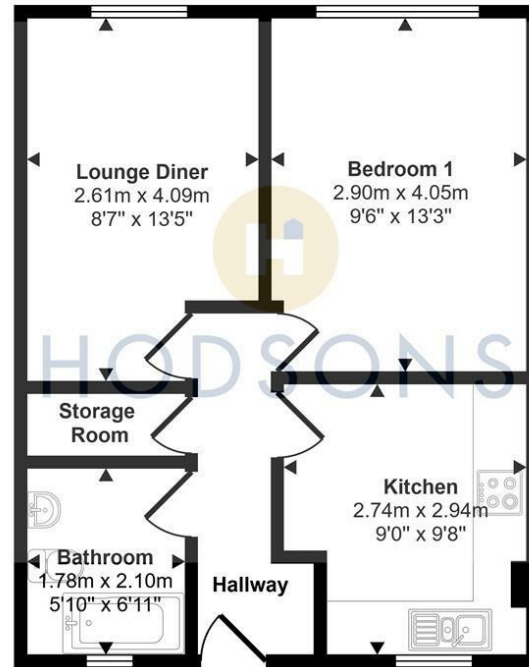


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Approx Gross Internal Area  
40 sq m / 431 sq ft



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		
(81-91) B		
(69-80) C	75	79
(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