



HODSONS

PCM

£725 PCM

Howden Way

Wakefield, WF1 4PL



PROPERTY SUMMARY

We are pleased to offer to the rental market, this larger than average TWO DOUBLE BEDROOM ground floor apartment situated in this popular residential development being handy for Wakefield City Centre and all its amenities. The property is well presented throughout and benefits from a modern kitchen and bathroom, electric heating, one allocated parking space and private entrance door with accommodation comprising of entrance hall, two double bedrooms, bathroom/WC with shower, airing cupboard, further storage cupboard, large lounge with modern electric fire and a modern kitchen with breakfast bar, oven, hob, extractor, fridge/freezer and washing machine. PVCu double glazing throughout. Electric heating. Private side entrance door. One allocated parking space plus Visitor parking available.

2



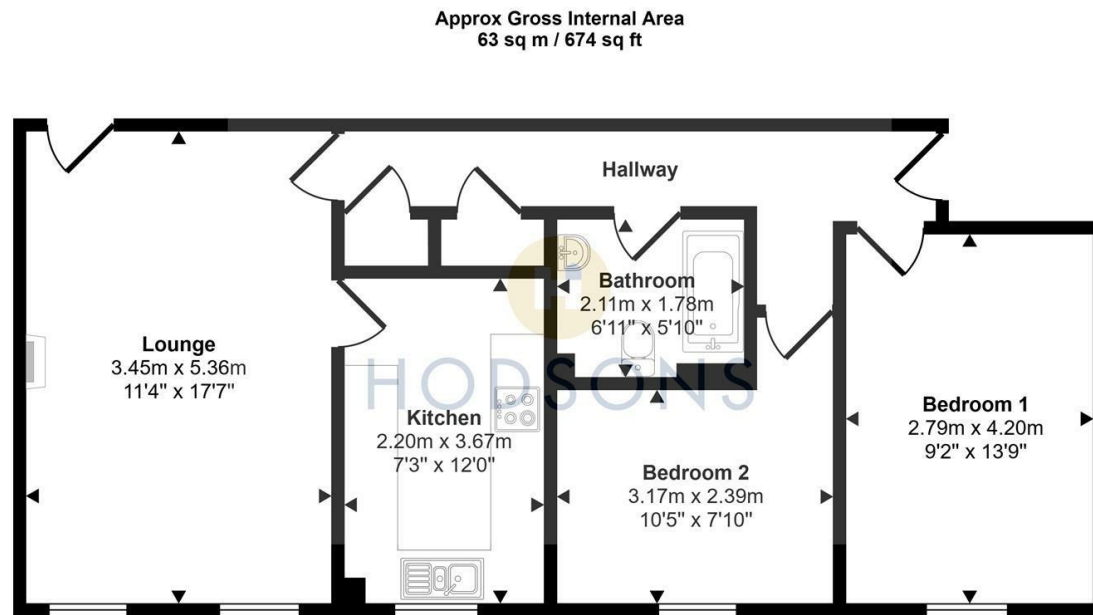
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1







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		
(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