



HODSONS

PER CALENDAR MONTH

£750 Per Calendar Month

15 St. Johns Square

Wakefield, WF1 2RA

Manning
Stanton
for sale
01924 234 888

PROPERTY SUMMARY

We are pleased to offer, this impressive and spacious top floor ONE DOUBLE BEDROOM apartment, situated in the highly sought after location of St Johns Square, within east reach of Wakefield City Centre and the M1 motorway network.

It comprises of a spacious entrance hall, large lounge with new carpet and fitted gas fire plus views of St Johns Church and its attractive grounds, dining kitchen to the rear with oven, hob, extractor, washer, compact dishwasher and freezer unit, double bedroom with fitted roller blind and a half tiled house bathroom/WC with electric shower over the bath. Gas fired central heating and single glazed windows throughout. Permit on street parking to the front.

Newly decorated and carpeted. No pets due to it being an apartment with no gardens. No lifts in the communal entrance, just stairs.

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LOCAL AUTHORITY

Wakefield Council

TENURE**COUNCIL TAX BAND**

C

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	70	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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