



# HODSONS

PCM

**£450 PCM**

**22 College Grove Road**

Wakefield, WF1 3RE





## PROPERTY SUMMARY

We are pleased to offer to the rental market, this double sized, second floor bedroom in this spacious shared house, situated within minutes walk from Wakefield City Centre and Wakefield Bus Station. The property benefits from gas fired central heating, PVCu double glazing & on street permit parking with the tenants having access to a shared kitchen, lounge and shower room. The room itself has furniture of double bed and mattress, bedding, double wardrobe, bedside table and matching drawers. Curtains to the windows. Included in the monthly rent are gas, electricity, water, broadband and council tax. If you wish to have your own tv, you must obtain your own TV licence for your room. Part furnished let. Viewing essential to appreciate the quality of the accommodation on offer.

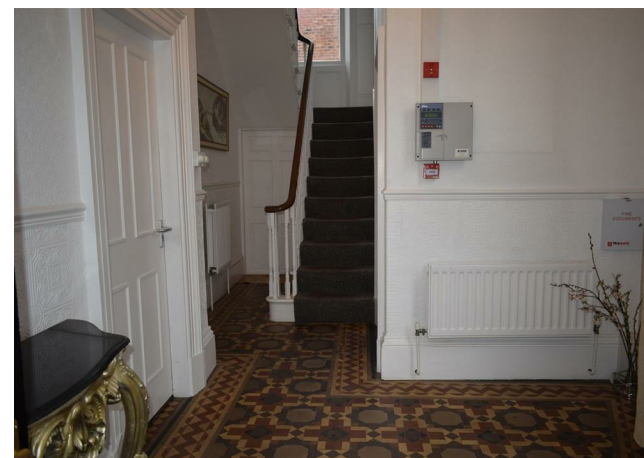
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**LOCAL AUTHORITY**

Wakefield Metropolitan District council

**TENURE****COUNCIL TAX BAND****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

**OFFICE ADDRESS**

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WF1 1LX

**OFFICE DETAILS**

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