



HODSONS

Grosvenor House

£675

Union Street

Wakefield, WF1 3FJ



PROPERTY SUMMARY

This well presented ground floor studio apartment is located in the newly converted Grosvenor House, Access is gained via its own private entrance or a secure intercom controlled communal entrance. The accommodation comprises a good size open plan living and sleeping area, inner hallway with access to a well fitted contemporary kitchen with integrated appliances shower room with modern white suite. The property has carpets and vinyl flooring to the kitchen.

Grosvenor House is located in the City Centre of Wakefield and is within walking distance of Trinity Walk shopping area and Wakefield Bus Station. This apartment does not have parking.

Viewings to commence from 11th September 2025.

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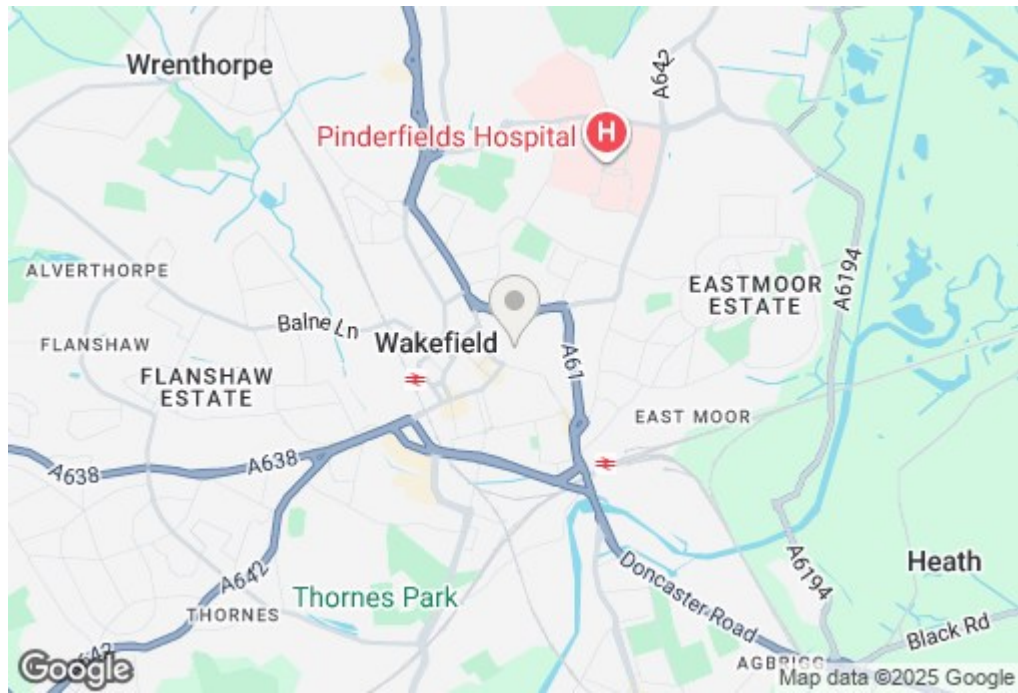


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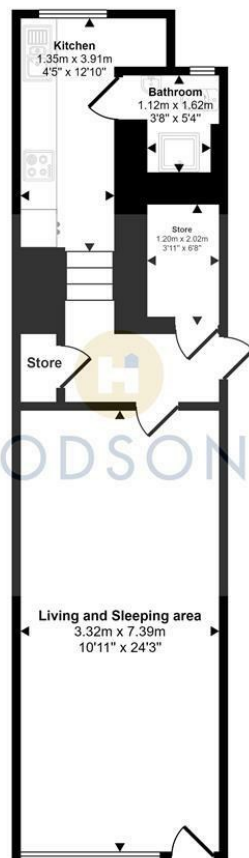


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Approx Gross Internal Area
44 sq m / 474 sq ft



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

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	67	67
(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



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