



HODSONS

PCM

£875 PCM

College Grove Road

Wakefield, WF1 3RN



PROPERTY SUMMARY

Well maintained with modern fittings is this TWO DOUBLE BEDROOM first floor apartment situated within walking distance of Wakefield City centre and minutes drive from Pinderfields Hospital and the M1 or M62 motorway networks. The property is ideally suited for professional people with the generous accommodation of entrance hall, lounge with electric fire and patio doors over looking the rear communal gardens, a modern fitted kitchen with ample units and appliances, two double bedrooms with wardrobes and beds and an bathroom/WC with modern suite and shower. Electric heating and double glazing. No gas to this building. No lifts in the block. One allocated off street parking space only. Part furnished let. Viewing recommended.

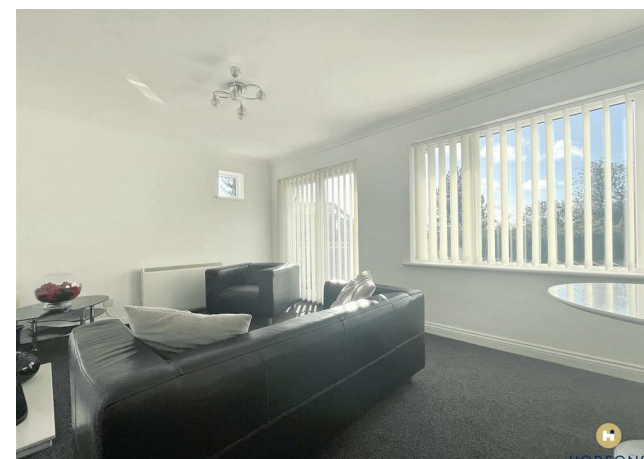
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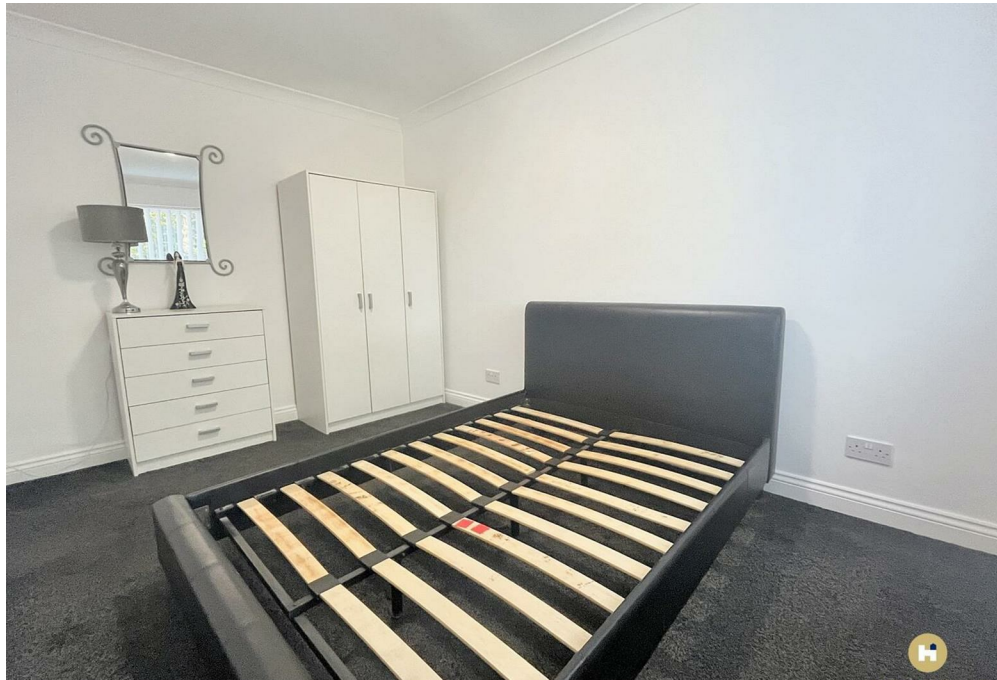
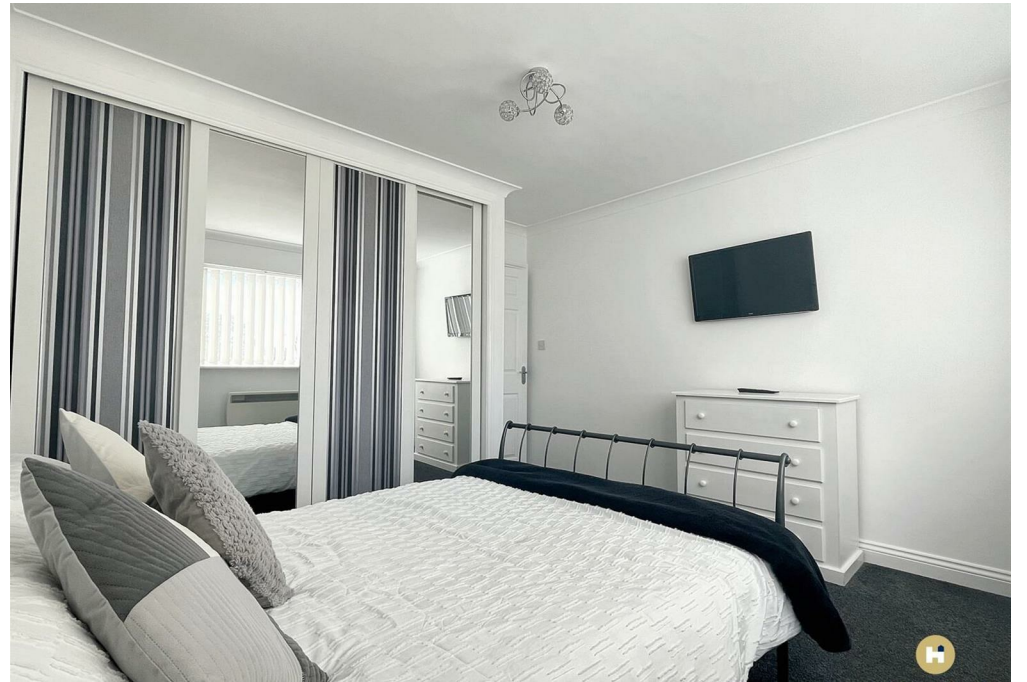


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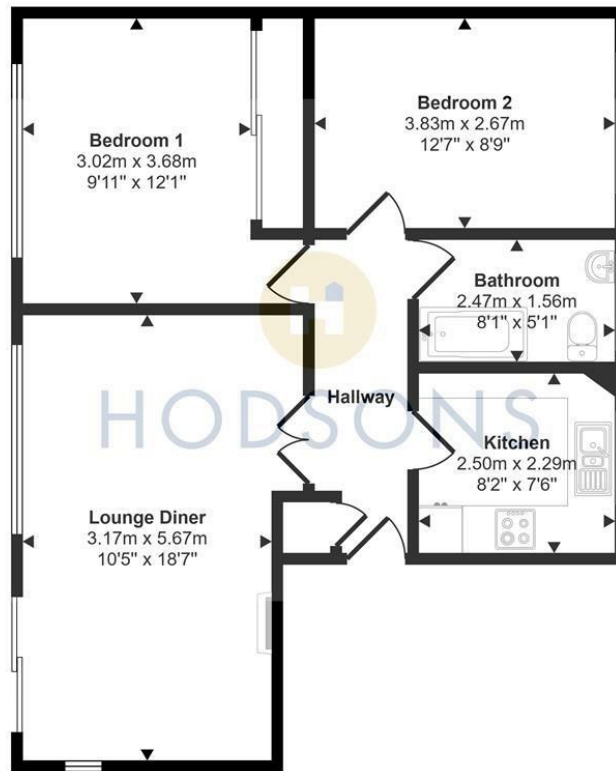


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Approx Gross Internal Area
60 sq m / 650 sq ft



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		80
(55-68) D	62	
(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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