



HODSONS

PCM

£725 PCM

Talbot Court

Normanton, WF6 2BJ

PROPERTY SUMMARY

A newly decorated and carpeted two bedroom ground floor apartment. Conveniently located for Normanton Town Centre with its many amenities including bus and rail travel. Wakefield City Centre is also easily accessed. The accommodation in brief comprises: Lounge/Kitchen Area, Two Bedrooms and Bathroom with Shower over bath. Electric heating and UPVC double glazing. Parking is on a first come first served basis.

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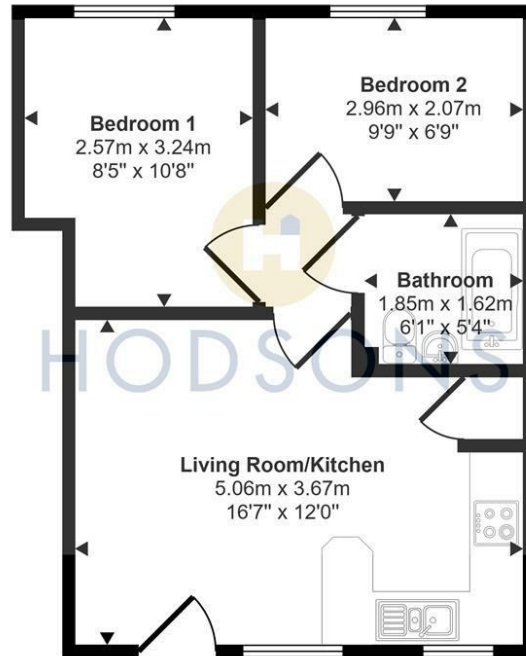


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Approx Gross Internal Area
37 sq m / 398 sq ft



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		
(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



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