



HODSONS

PCM

£525 PCM

Claire's House

Wakefield, WF1 1AH



PROPERTY SUMMARY

We are pleased to bring to the rental market, this good sized and modern ONE DOUBLE BEDROOM first floor apartment situated in the heart of Wakefield City Centre being minutes walk from Wakefield bus station and Kirkgate railway station. The property benefits from PVCu double glazing and electric heating and comprises of entrance hall, living room with glass coffee table and electric fire, compact kitchen with oven, hob, extractor fan, fridge (with compact freezer compartment) and washing machine, double sized bedroom with double wardrobe and a house bathroom/WC with electric shower. There is no lift access in this building and NO PARKING.

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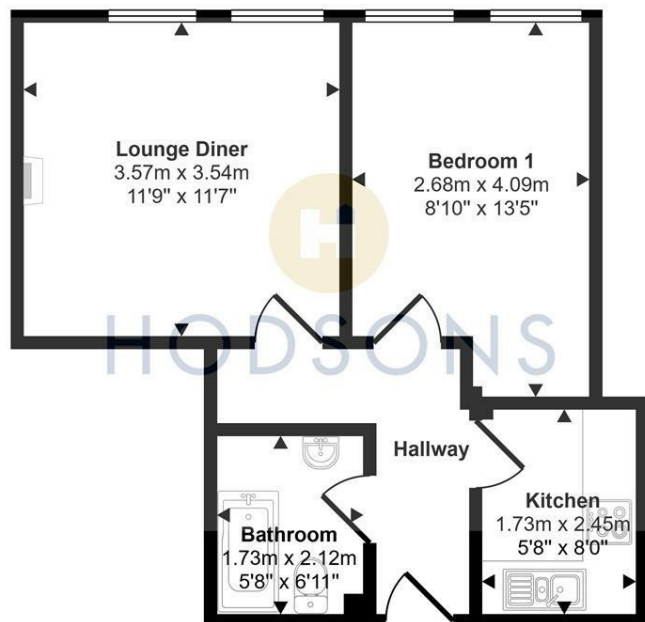


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Approx Gross Internal Area
38 sq m / 405 sq ft



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	62	74
(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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