



HODSONS



PCM

£700 PCM

Westgate Central

Wakefield, WF1 1EW



PROPERTY SUMMARY

We are pleased to offer this above average sized ONE DOUBLE BEDROOM third floor Furnished apartment situated in this sought after residential location, literally over the road from Wakefield Westgate Railway Station. The property benefits from electric heating and double glazing and comprises fully of entrance hall, fully tiled impressive bathroom/WC with mixer shower, double sized bedroom with double bed, mattress, three door wardrobe, four drawer chest of drawers and two bedside cabinets, large lounge / diner with patio doors to a Juliette balcony, two, two seater sofas and a modern glass dining table and 4 chairs, utility cupboard with washer dryer and hot water cylinder tank, and separate modern kitchen with built in fridge / freezer, dishwasher, oven, hob and extractor hood. One allocated parking space. No pets or smokers permitted. Recently redecorated. Viewing highly essential.

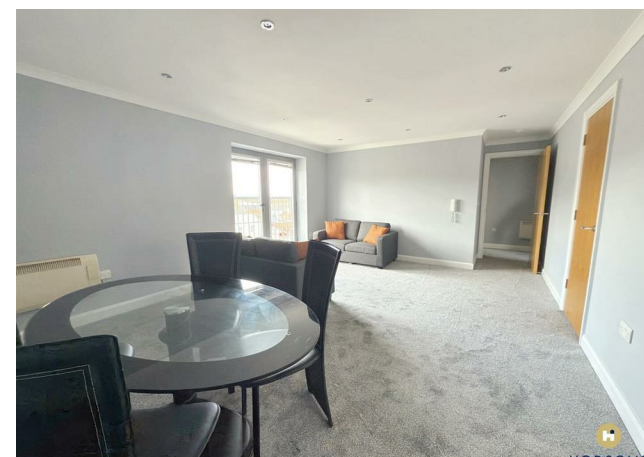
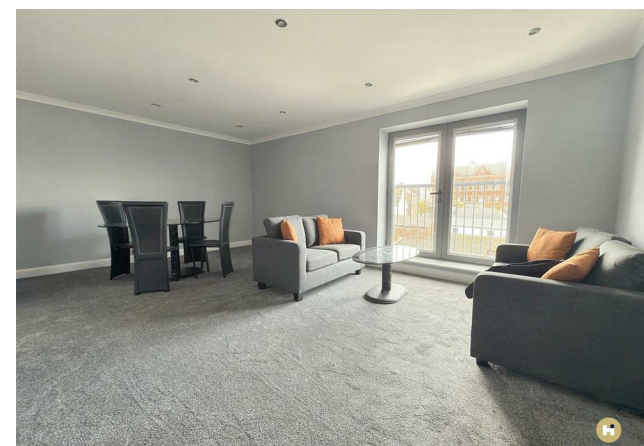
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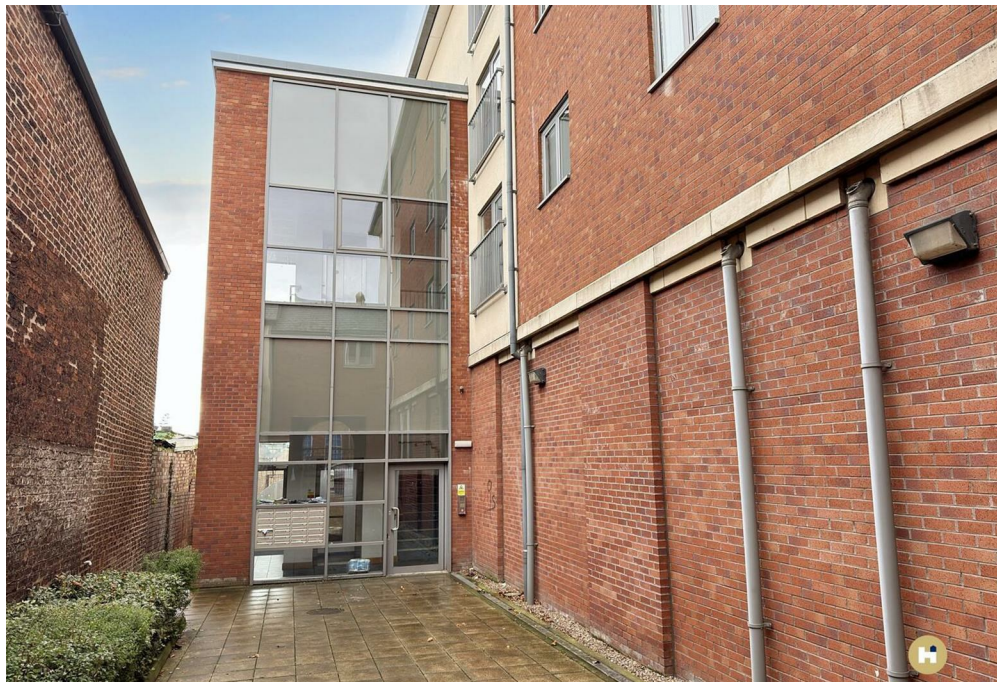


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LOCAL AUTHORITY

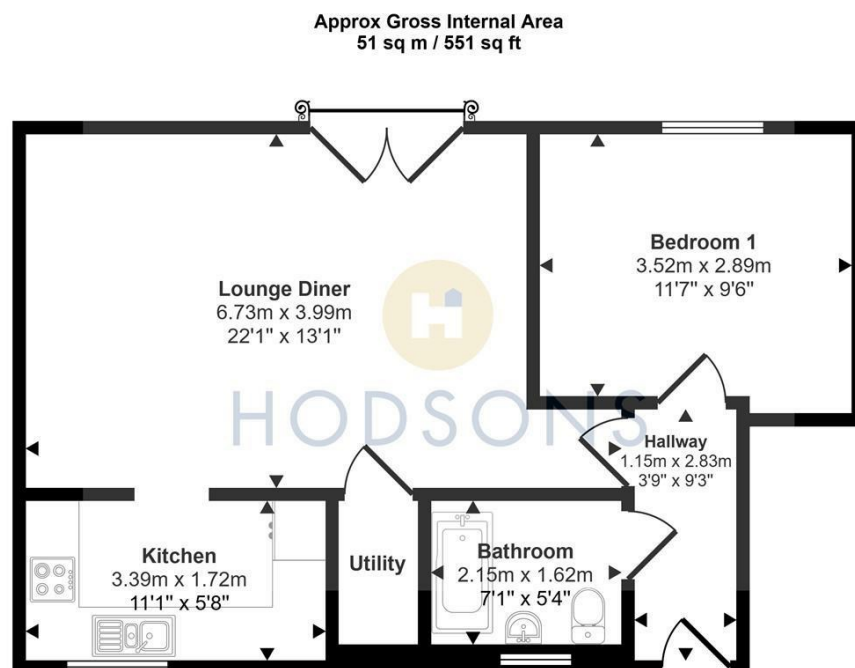
Wakefield Metropolitan District council

TENURE**COUNCIL TAX BAND**

A

VIEWINGS

By prior appointment only



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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OFFICE DETAILS

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