



HODSONS



PCM

**£795 PCM**

**Wentworth Lodge**

Wakefield, WF1 3QF

## PROPERTY SUMMARY

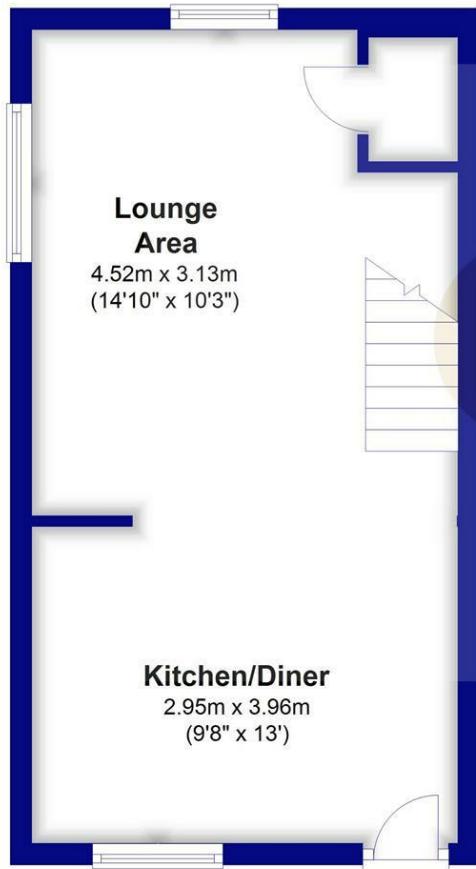
A unique ONE BEDROOM PROPERTY ideally suited for a young professional. Accommodation arranged over two levels comprising, open plan kitchen/diner, lounge, double bedroom and bathroom. Double glazing to windows, electric heating system, secure allocated parking. IDEAL LOCATION FOR THE CITY CENTRE, TRAIN STATION & MOTORWAYS.

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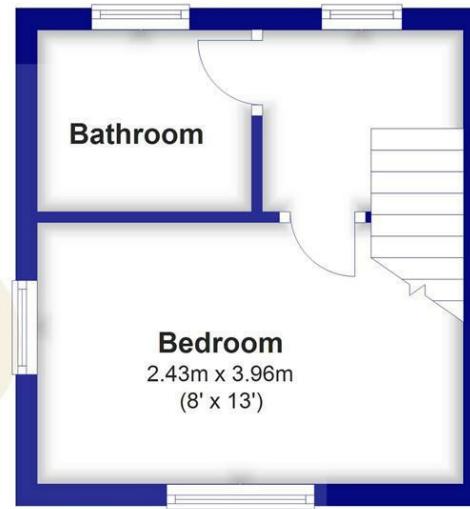




## Ground Floor



## First Floor



### LOCAL AUTHORITY

Wakefield Metropolitan District council

### TENURE

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



**HODSONS**

### OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

### OFFICE DETAILS

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