



# HODSONS

PCM

**£800 PCM**

**Cliff Villa Court**

Wakefield, WF1 2DN



## PROPERTY SUMMARY

A first-floor apartment located in the desirable Cliff Villa Court, Wakefield. This modern property boasts two well-proportioned bedrooms, making it an ideal choice for couples or individuals seeking extra space. The apartment features a welcoming reception room, perfect for relaxation or entertaining guests.

The fitted kitchen is designed for practicality and ease. The bathroom is equipped with a white suite, ensuring a fresh and clean aesthetic. Recently redecorated throughout, the apartment benefits from new carpets in the bedrooms, adding a touch of comfort and style.

This property is equipped with a central heating system and for added security and convenience, the apartment features a secure intercom entry system.

Residents will appreciate the close proximity to a wide range of amenities available in the heart of Wakefield, including shops, restaurants, and recreational facilities.

In summary, this modern two-bedroom apartment in Cliff Villa Court offers a perfect blend of comfort, convenience, and style, making it an excellent opportunity for those looking to settle in a vibrant area. Do not miss the chance to make this delightful property your new home.

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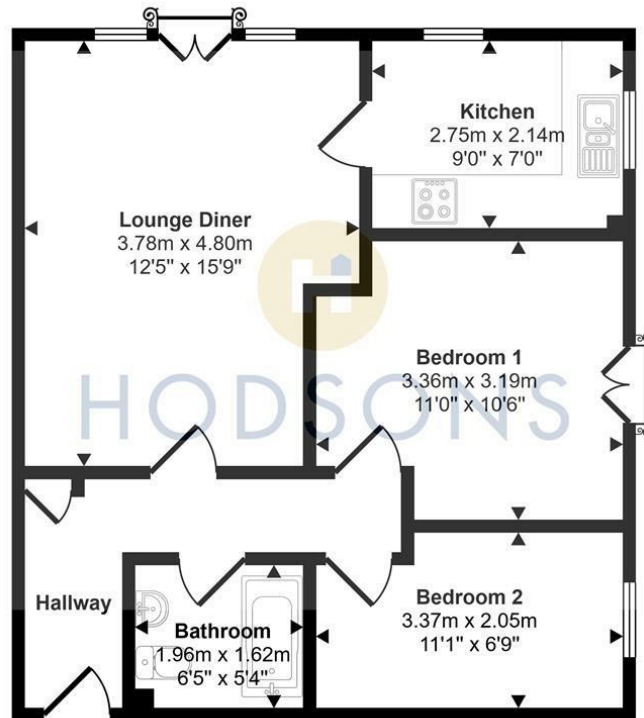


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Approx Gross Internal Area  
51 sq m / 549 sq ft



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

B

## 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	77	79
(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



**OFFICE ADDRESS**  
37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**  
01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk