



# HODSONS

PCM

**£895 PCM**

**College Grove Road**

Wakefield, WF1 3RN

## PROPERTY SUMMARY

Larger than average TWO DOUBLE BEDROOM furnished top floor apartment situated within walking distance of Wakefield City Centre and Wakefield Bus Station and having good quality fixtures and fittings throughout. The property comprises of entrance hall, lounge with patio doors and balcony over looking the communal gardens, kitchen with modern units and appliances, two double bedrooms with beds and furniture and bathroom/WC with modern suite and shower. One allocated parking space. No lift. Furnished let. Property has had new carpets throughout, blinds and new vinyl to kitchen floor

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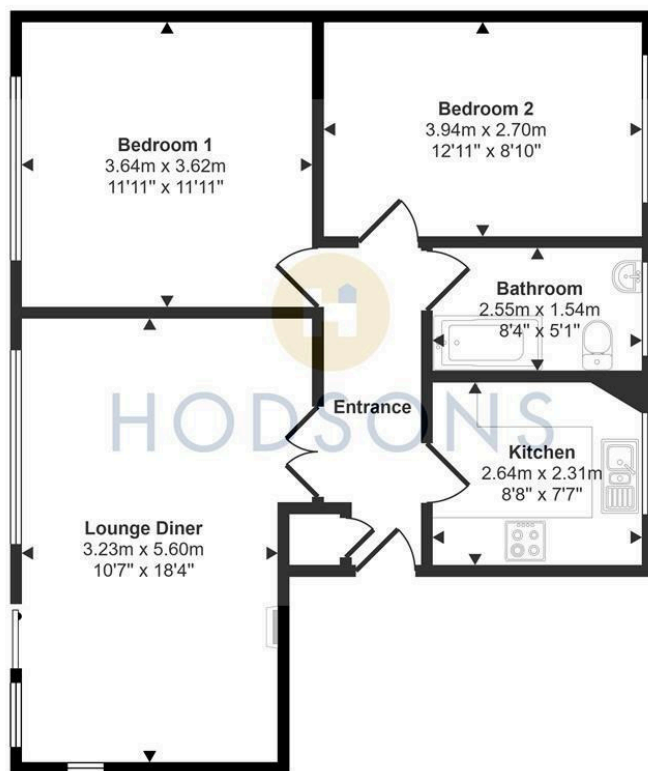


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Approx Gross Internal Area  
61 sq m / 661 sq ft



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 Council

**TENURE**

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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