



# HODSONS

PCM

**£750 PCM**

**Barstow Square**

Wakefield, WF1 2SF



## PROPERTY SUMMARY

A superb one bedroom town house with accommodation over three levels. Furnished and finished to a good standard throughout. The property is situated in Wakefield City Centre. The accommodation in brief comprises Dining Kitchen and Downstairs WC, First Floor Lounge with stairs off to Second Floor Bedroom with Shower Room off. No Parking Please note - The Two Lamps and TV in lounge are NOT INCLUDED, These are for advertisement purposes only.

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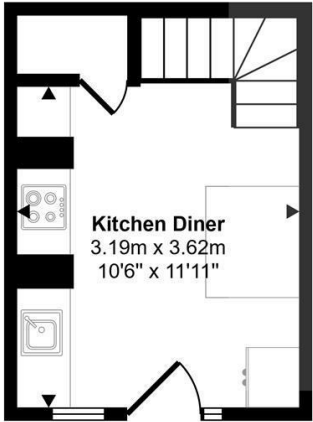
**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

**TENURE**

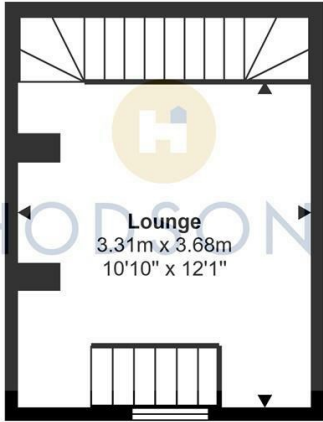
**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

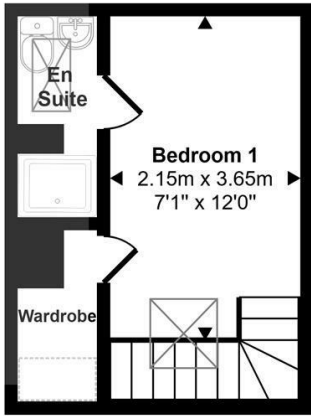
**Approx Gross Internal Area**  
43 sq m / 459 sq ft



**Ground Floor**  
Approx 14 sq m / 152 sq ft



**First Floor**  
Approx 15 sq m / 158 sq ft



**Second Floor**  
Approx 14 sq m / 149 sq ft

Denotes head height below 1.5m

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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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



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