



# HODSONS



PCM

**£750 PCM**

**Broadowler Lane**

Wakefield, WF5 0QJ



## PROPERTY SUMMARY

An extremely well maintained two bedroom first floor apartment situated on the edge of Ossett town centre with its many amenities including a weekly market. Wakefield City Centre is easily accessed by bus and train travel and the Motorway network at Junction 40 is only a short drive away. The property is inclusive of UPVC d/glazing and electric heating and the accommodation comprises: Fitted large kitchen area with Lounge having Juliette Balcony. Two large Bedrooms and House Bathroom with Shower over bath. Outside allocated one parking space. Council Tax Band A.

2

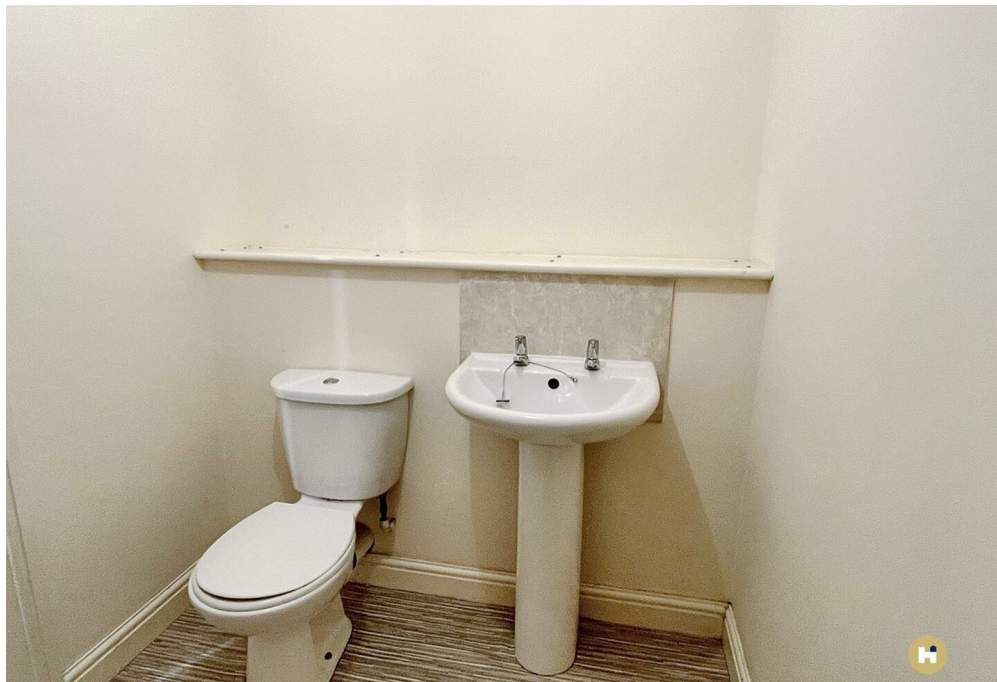


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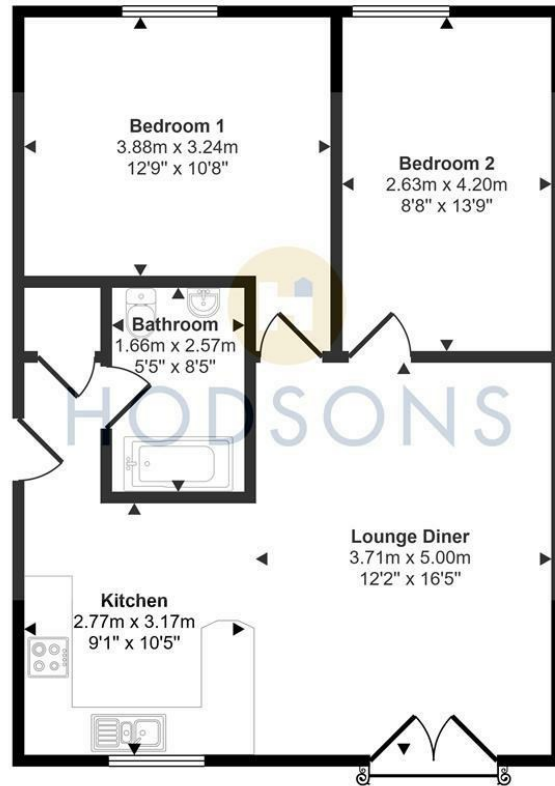


1





Approx Gross Internal Area  
62 sq m / 666 sq ft



First Floor

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**

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>		70	80
(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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