



HODSONS

PCM

£875 PCM

St Christophers Walk

Wakefield, WF1 2UP



PROPERTY SUMMARY

We are pleased to offer to the rental market, this well presented Two double bedroom second floor (top floor) apartment situated in this highly regarded, sought after development in the heart of Wakefield City Centre bring minutes walk from Westgate Railway Station and minutes drive of the M1 motorway network. The property benefits from a single garage to the rear (no other parking space allocated with this apartment), gas fired central heating, PVCu double glazing and above average sized accommodation together with accommodation of entrance hall with storage cupboard and further boiler cupboard, lounge with Juliette balcony, archway to kitchen ,appliances of oven, hob, extractor, fridge/freezer and a washer dryer, double master bedroom with en suite shower room, second double bedroom and a house bathroom/WC. Garage parking space. Unfurnished let.

2



2



1





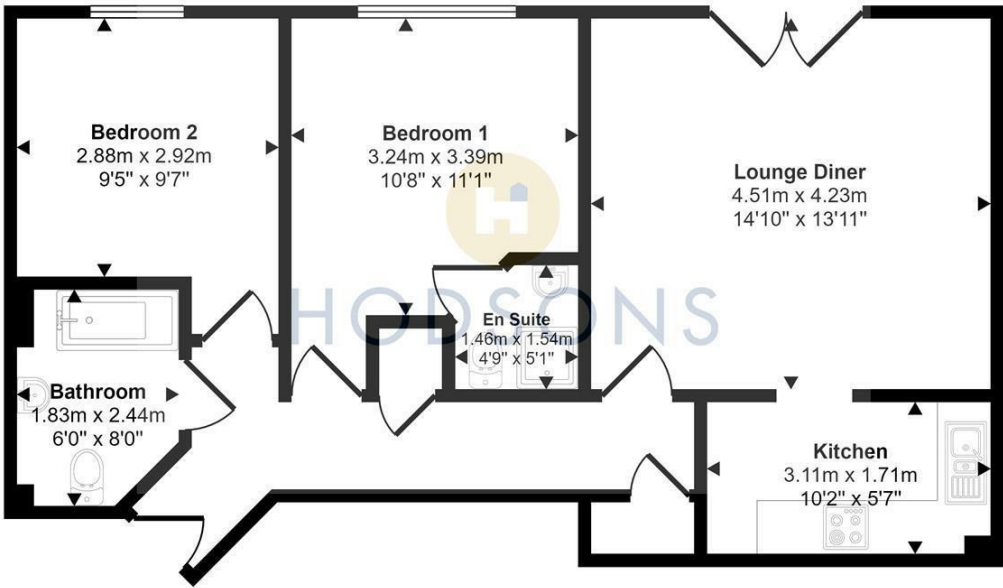
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Approx Gross Internal Area
63 sq m / 675 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.

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



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