



# HODSONS

PCM

**£500 PCM**

**Atelier**

Wakefield, WF1 5NZ

## PROPERTY SUMMARY

We are pleased to offer this compact but modern ground floor STUDIO apartment situated in this pleasant setting approx. one mile south of Wakefield City Centre but within easy reach of all the local amenities and Sandal & Agbrigg Railway Station. The property benefits from PVCu double glazing, electric heating and an entry intercom system. It comprises of kitchen area with oven, hob, extractor hood, and plumbing for automatic washer, lounge/bedroom area and shower room/WC (kitchen/lounge/bedroom are all one room) Unfurnished let. Pleasant communal garden areas. No parking offered with this property.

1



1

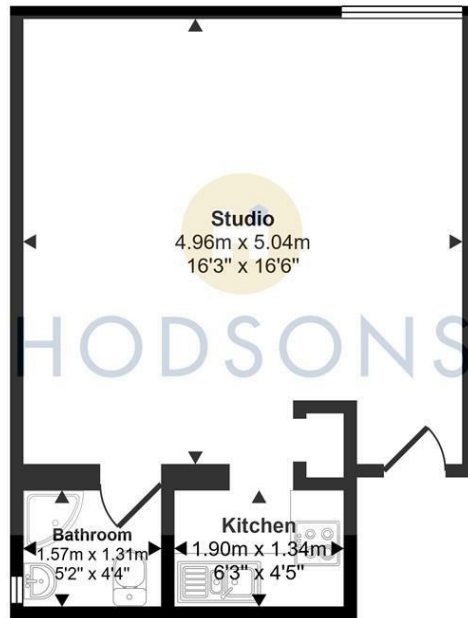


1





Approx Gross Internal Area  
31 sq m / 332 sq ft



Studio

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 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