

TWO BEDROOMED APARTMENT TO LET



Apartment 9 Bennett, Woodland Village Wakefield, WF1 5LP

- 40.63 sq m
- Part furnished
- Gas central heating
- Double glazed windows
- Close to all local amenities
- 1 Car parking space available



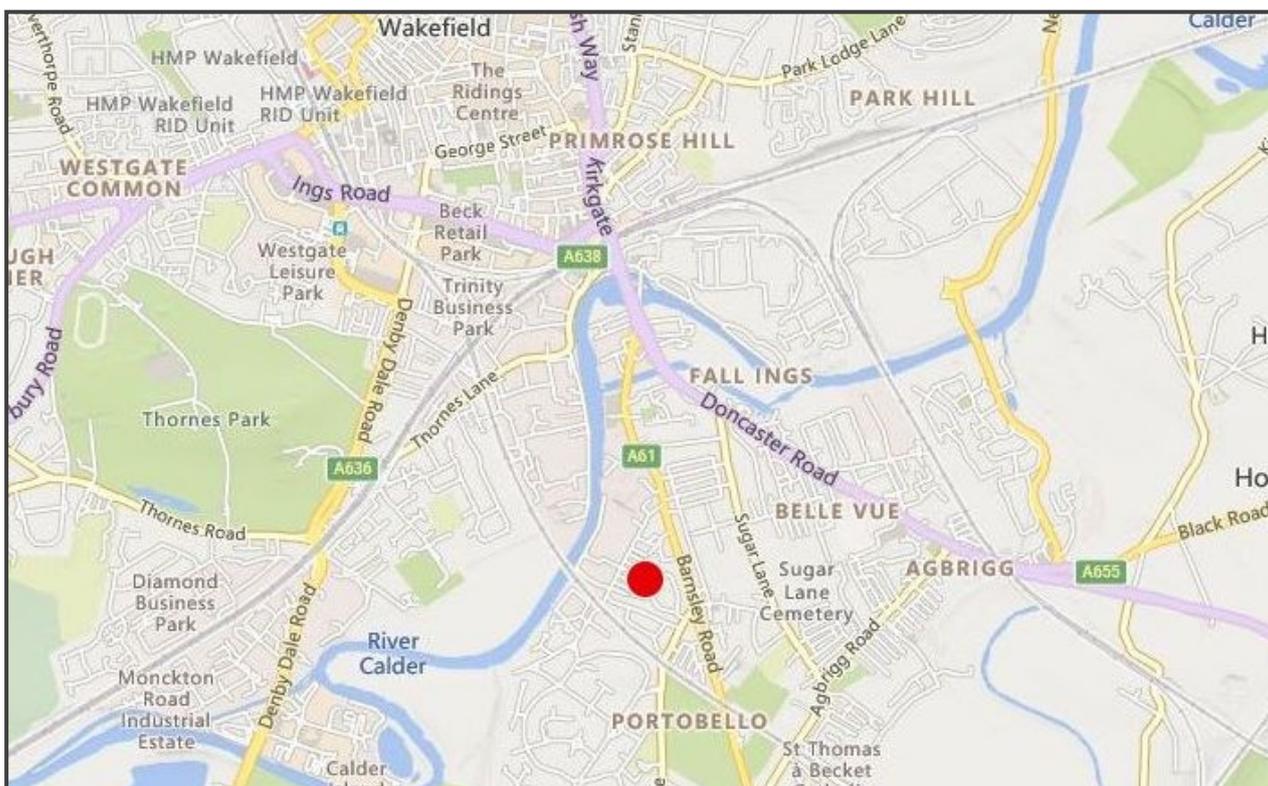
DESCRIPTION

A well presented, modern second floor, part furnished 2 bedroomed flat situated just out of Wakefield city centre. The property has gas central heating and double glazing throughout. An ideal opportunity to enjoy all aspects of open plan living.

1 car parking space is included to the rear of the property.

LOCATION

The property is situated within walking distance of Wakefield Waterfront which now is home to the popular Tileyard North cultural centre and The Hepworth Gallery. Furthermore, Wakefield City Centre is a short walk away. Kirkgate and Westgate Railway Station provide access to both Leeds and London. Junction 39 of the M1 Motorway is less than 2 miles away.



RENTAL

£750 per calendar month

DEPOSIT

£865

LEASE

The property is offered by way of an assured shorthold tenancy agreement.

ACCOMODATION

Living area - 13.18 sq m

Kitchen area - 7.15 sq m

The property has laminate flooring throughout and has two double glazed windows with green fitted roller blinds. There is LED lighting to the kitchen and a pendant light to the living room. Furnishings include a built in black and chrome electric oven with gas hob and extractor hood, 2 seater dining table with chairs, wine rack, microwave fridge freezer, washing machine and a wooden TV cabinet.



Double Bedroom 1 - 10.19 sq m

Newly fitted beige carpet with beige roller blind fitted to the window. Spot light ceiling fitting in chrome. Furnishings include a double wardrobe with full length mirror, two bedside cabinets and lamp.



Single Bedroom 2 - 5.35 sq m

Newly fitted beige carpet and beige fitted roller blind. Furnishings include a single bed with wooden frame and mattress.

Bathroom - 4.76 sq m

The bathroom contains a three piece suite with shower over. Furnishings include a fitted mirror over the sink, chrome cup holders, black towel hooks and thin shelf storage cupboards.



Total area = 40.63 sq m

COUNCIL TAX

Band A

FURTHER INFORMATION

No pets

No smoking

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Emily Rogerson or Jason Schofield will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Apartment 9 Bennett Woodlands Village WAKEFIELD WF1 5LP	Energy rating B
Valid until 23 February 2033	Certificate number 5907-7622-8360-0844-1226

Property type	Mid-floor flat
Total floor area	53 square metres

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated October 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.