



HODSONS

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AN EXCITING DEVELOPMENT OF
ONLY 3 APARTMENTS OFFERING
A HIGH LEVEL OF SPECIFICATION.
FOR FURTHER DETAILS CONTACT:
HODSONS
01924 200544
hodsonproperty.co.uk

PCM

£950 PCM

High Street
Wakefield, WF4 5LE

PROPERTY SUMMARY

This period first floor apartment is set within a restored Grade II listed Georgian Manor House and is presented with an outstanding level of attention to detail throughout and in keeping with the character of the building. Horbury is a most sought after village which offers an excellent range of amenities including good selection of local shops, public houses, doctors, church and public transport services. The property is inclusive of gas central heating and the accommodation comprises: entrance hall, lounge, fitted kitchen, 3 bedrooms, bathroom and separate w.c., 2 parking spaces.

3



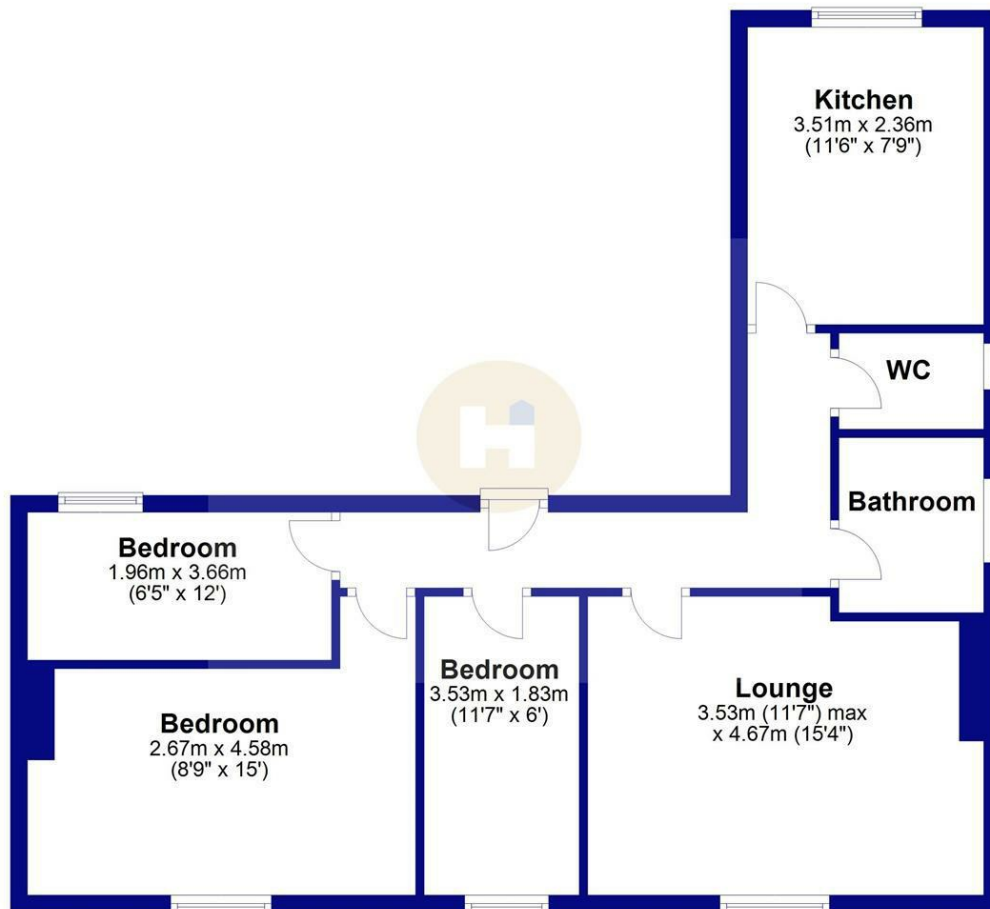
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LOCAL AUTHORITY
Wakefield Metropolitan District council

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 81 |
| (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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