



HODSONS

£895

Chaloner Grove

Wakefield, WF1 4DF



PROPERTY SUMMARY

Situated in the popular Parklands Manor development, this recently redecorated two-bedroom first floor apartment offers stylish and spacious accommodation in a highly convenient location, close to Pinderfields Hospital, Wakefield City Centre, and excellent transport links.

The property comprises a welcoming entrance hall, a generous lounge with an expansive open-plan layout and a modern fitted kitchen, perfect for both relaxing and entertaining. There are two double bedrooms including a master with a contemporary en-suite shower room, and a second bedroom benefiting from a dedicated dressing area. A sleek, modern three-piece bathroom completes the accommodation.

Additional features include one allocated parking space and well-maintained communal areas.

Ideally located, the apartment is just minutes from Wakefield City Centre, offering a wide range of shops, restaurants, and amenities. Excellent transport links are also nearby, including motorway access and Wakefield's main train stations, making this an ideal home for professionals and commuters alike.

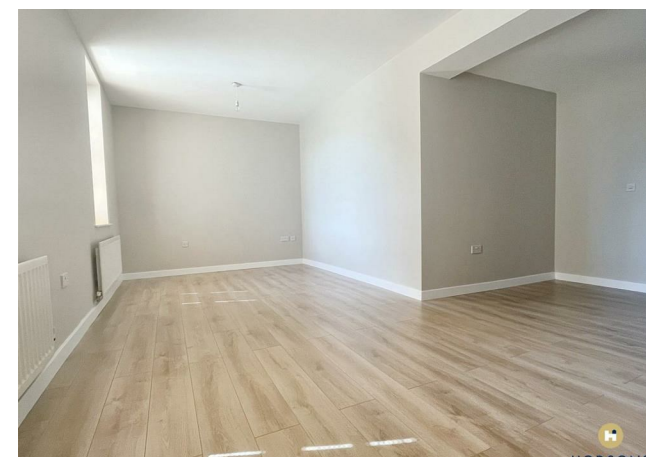
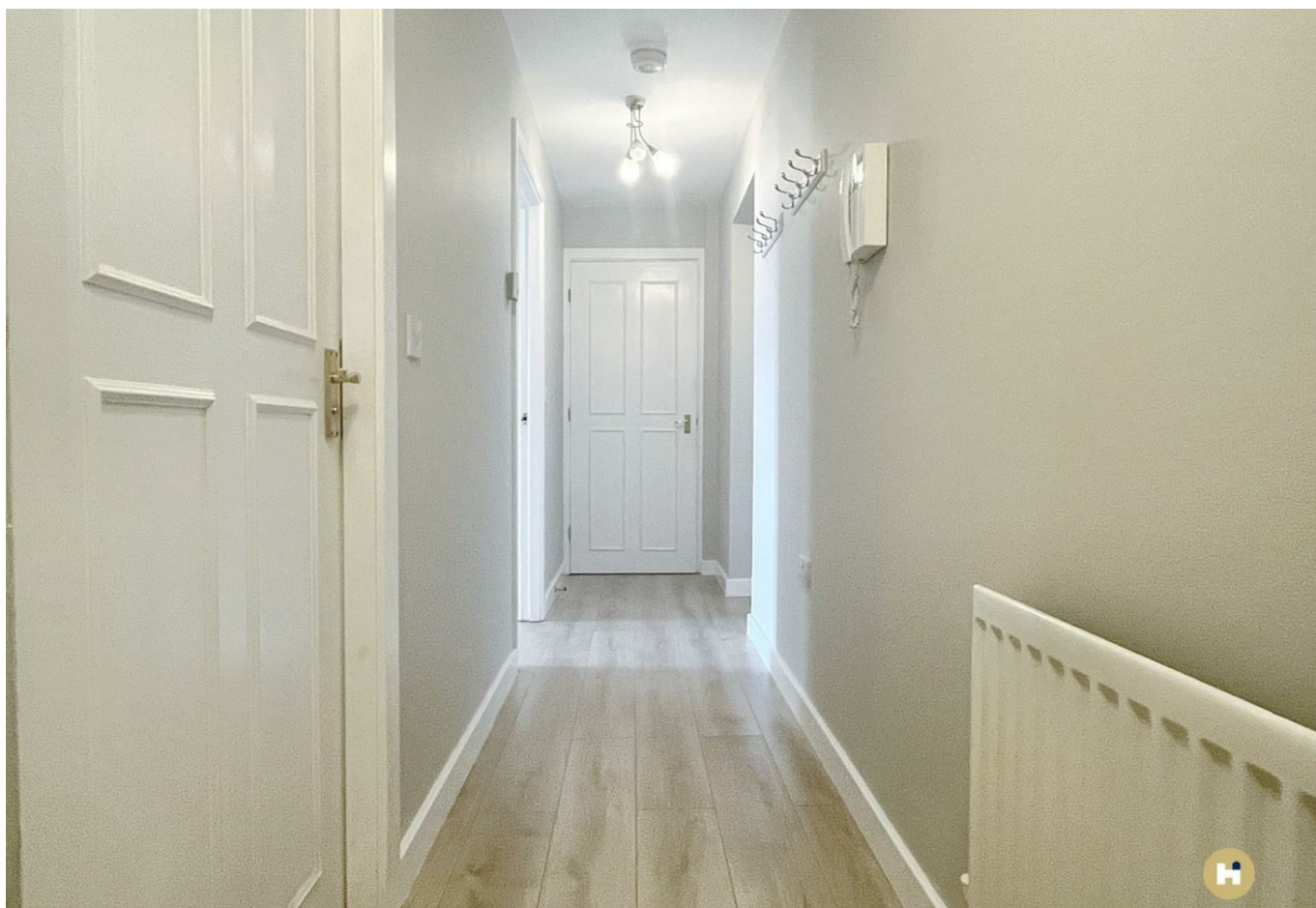
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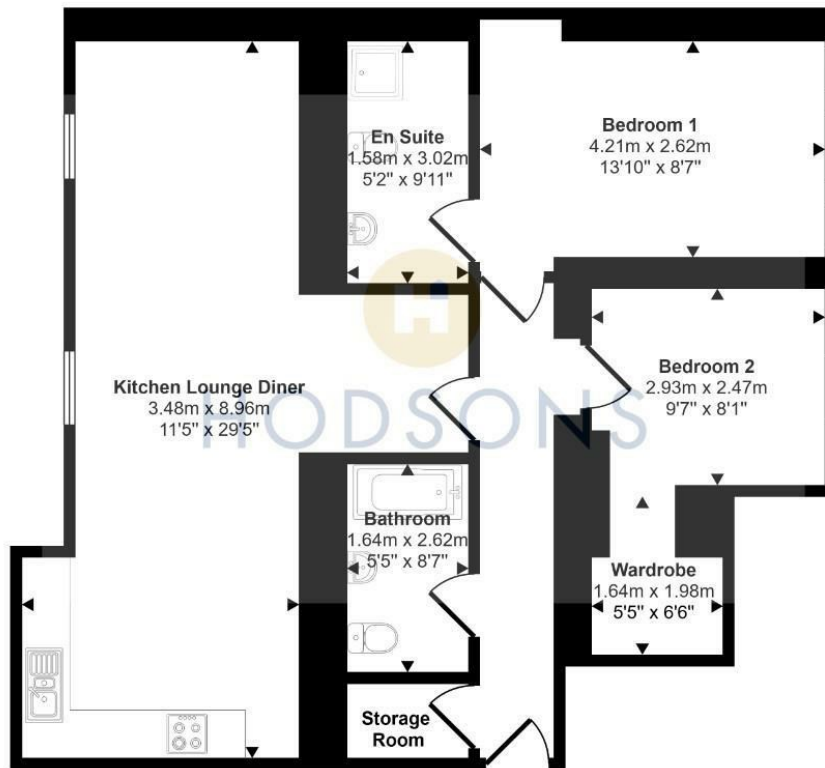


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Approx Gross Internal Area
79 sq m / 849 sq ft



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.

LOCAL AUTHORITY

Wakefield Council

TENURE

COUNCIL TAX BAND

B

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		
(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



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