



# HODSONS

OFFERS IN THE REGION OF

**£85,000**

**Howden Way**

Wakefield, WF1 4PL



## PROPERTY SUMMARY

**\*\* REDUCED FOR EARLY SALE\*\*** Ideal for Buy to Let Investors a spacious TWO DOUBLE BEDROOM ground floor apartment benefiting from PVCu double glazing, electric heating and an allocated numbered parking space. The popular cul-de-sac development is within easy walking distance of Wakefield City Centre and the M1 motorway network is an easy drive away.

The property comprises of a private entrance lobby, entrance hall, lounge, separate kitchen, two double bedrooms, master with fitted wardrobes and a half tiled bathroom/WC with electric shower. One allocated numbered parking space to the side. Communal gardens. No lifts in the block. Full vacant possession.

2



1

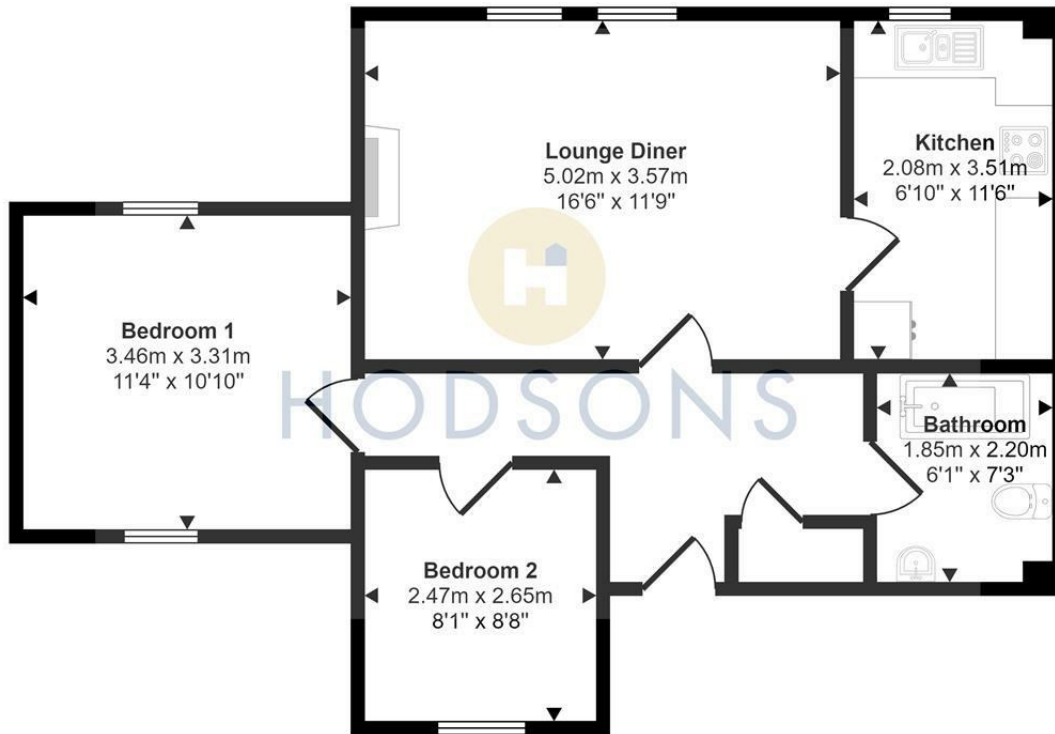


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Approx Gross Internal Area  
58 sq m / 628 sq ft



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

**TENURE**

Leasehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            | 77        |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | 56                         |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>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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