



HODSONS

ASKING PRICE

£75,000

Atelier

Wakefield, WF1 5NZ

PROPERTY SUMMARY

We are pleased to offer this compact but modern first 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 together with Sandal & Agbrigg Railway Station. The property benefits from double glazed windows, electric heating and an entry intercom system and comprises of kitchen area with oven, hob, extractor hood, fridge & freezer unit (no washer and no space for one to be fitted), lounge/bedroom area and shower room/WC (kitchen/lounge/bedroom are all one room) Unfurnished let. No pets or smokers permitted. Pleasant communal garden areas. No parking offered with this studio apartment. This property represents an excellent opportunity for a first time buyer or a buy to let investor. Currently let on an Assured Shorthold Tenancy for a rent of £445.00pcm.

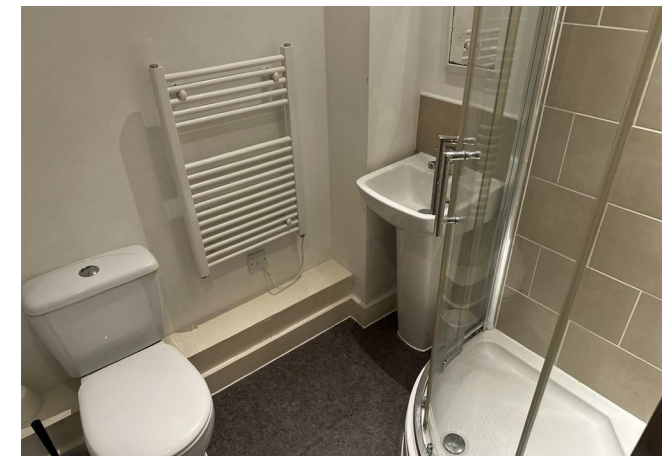
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LOCAL AUTHORITY
Wakefield Metropolitan District council

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) A | | |
| (81-91) B | 78 | 80 |
| (69-80) C | | |
| (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



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk