



HODSONS

PCM

£475 PCM

22 College Grove Road

Wakefield, WF1 3RE



PROPERTY SUMMARY

We are delighted to present to the rental market this beautifully refurbished, double-sized ground floor bedroom in a spacious and well-maintained shared house, ideally located just a few minutes' walk from Wakefield City Centre and Wakefield Bus Station.

The property has been fully refurbished to a high standard throughout and benefits from gas-fired central heating, PVCu double glazing, and on-street permit parking. Tenants enjoy access to excellent communal facilities, including a modern shared kitchen, a comfortable lounge area, and a contemporary shower room.

The bedroom itself has been freshly decorated and furnished with high-quality, recently purchased items, including a double bed and mattress, wardrobe, bedside table, and matching drawers. A roller blind is fitted to the window for added comfort and privacy.

The monthly rent includes gas, electricity, water, Virgin fibre-optic broadband, and council tax. Please note, if you wish to have a television in your room, you will be responsible for obtaining your own TV licence.

Available on a part-furnished basis.

Viewing is highly recommended to fully appreciate the quality and size of the accommodation on offer.

1



1



1





LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE**COUNCIL TAX BAND****VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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

**OFFICE ADDRESS**

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

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