



HODSONS

PCM

£925 PCM

College Grove Road

Wakefield, WF1 3RN



PROPERTY SUMMARY

Beautifully presented and recently refurbished throughout, this modern ground floor two double bedroom apartment is ideally situated within walking distance of Wakefield City Centre and the Bus Station. Finished to a high standard, the property features quality fixtures and fittings throughout and is perfectly suited to a professional couple.

The accommodation comprises: entrance hall, spacious lounge, modern kitchen with contemporary units and appliances, two generously sized double bedrooms, and an attractive bathroom/WC with a modern suite and shower.

Further benefits include electric heating, UPVC double glazing, and an attractive shared lawned garden to the rear with a small patio area. One allocated parking space is also included.

Viewing highly recommended.

2



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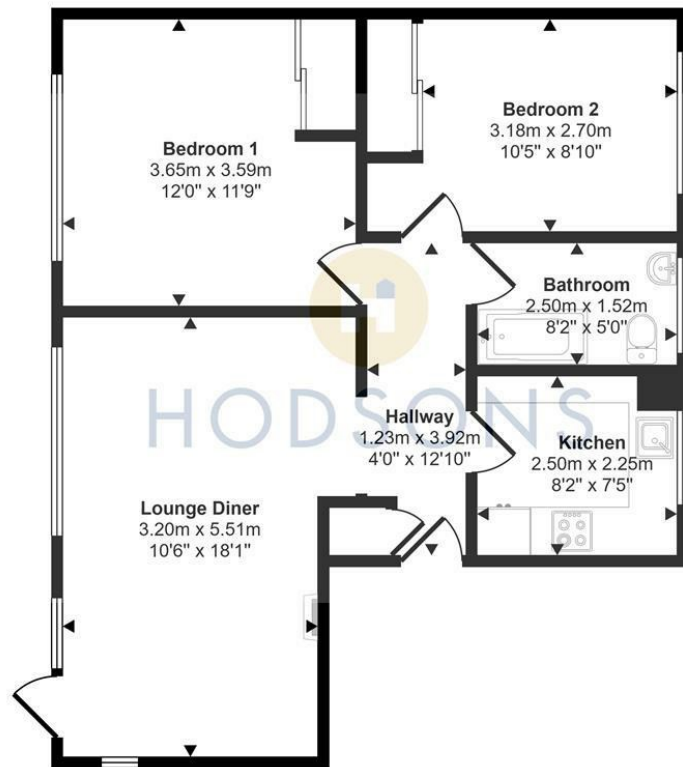


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Approx Gross Internal Area
60 sq m / 646 sq ft



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 Metropolitan District council

TENURE

COUNCIL TAX BAND

A

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	71	76
(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



OFFICE ADDRESS

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OFFICE DETAILS

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