



# HODSONS

ASKING PRICE

**£105,000**

**Rivermead Court**

Wakefield, WF2 7AP

## PROPERTY SUMMARY

A well-presented two-bedroom apartment located on the first floor of a secure, gated development close to Wakefield city centre. Ideally positioned for convenient access to local amenities and excellent transport links, including the region's motorway network. The property benefits from electric heating and double glazing throughout. The accommodation briefly comprises: a bright lounge area, a fitted kitchen equipped with an oven, hob and extractor, two double bedrooms including a master bedroom with an en-suite shower room, and a modern house bathroom. Outside, the complex offers secure allocated parking accessed via electric gates.

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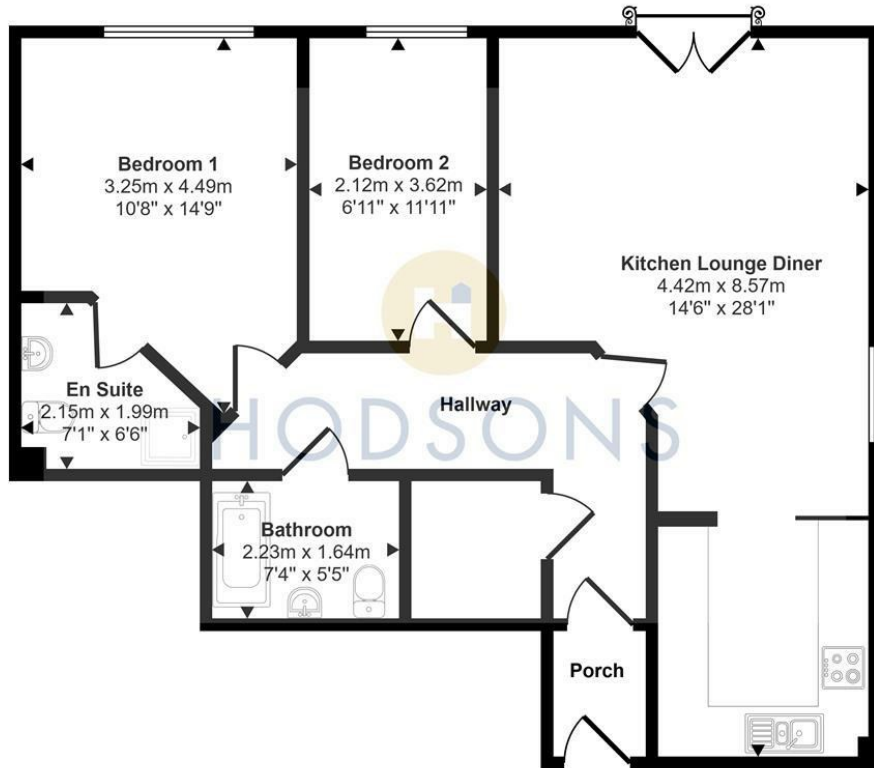


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Approx Gross Internal Area  
72 sq m / 779 sq ft



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**

B

**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>			
(69-80) <b>C</b>		80	81
(55-68) <b>D</b>			
(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 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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**OFFICE DETAILS**

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