



HODSONS



PCM

£895 PCM
College Grove Road
Wakefield, WF1 3RN



PROPERTY SUMMARY

We are pleased to offer to the rental market, this impressive and immaculate TWO DOUBLE BEDROOM second floor apartment, situated in this modern building of only 6 properties. The property benefits from modern fitted carpets and neutral decorations and comprises of entrance hall, modern kitchen with electric oven, electric hob, extractor hood, fridge/freezer and washer plus various kitchen utensils, good sized lounge with electric fire, sofa, dining table & chairs and small balcony with french doors overlooking the rear gardens, master double bedroom with double bed and mattress and a four door fitted wardrobe with shelves and hanging rails, a further double bedroom with double bed, bedside cabinet and double wardrobe and a fully tiled modern bathroom/WC with electric shower. There is one off street allocated parking space together with communal garden areas to the rear. Blinds to all windows.

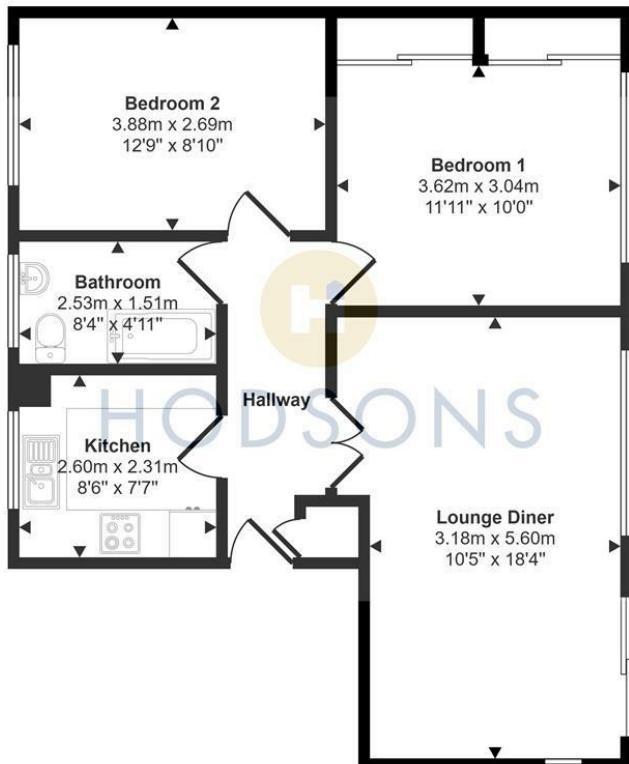
Please note - New blinds and patio doors to be fitted in the next few weeks.

2	
1	
1	





Approx Gross Internal Area
60 sq m / 650 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	
(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



HODSONS

OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

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