



HODSONS



PCM

£750 PCM

Beech House

, WF10 5QN



PROPERTY SUMMARY

A two-bedroom first floor apartment situated on Whitwood Lane within a private gated development of similar properties. The apartment is in a convenient location for local amenities and within reach of the M62 Motorway. The accommodation is inclusive of double glazing and electric heating and in brief comprises Entrance hall, open plan lounge/kitchen with patio doors and Juliette balcony, two bedrooms, boiler cupboard/storage, modern shower room/WC. Allocated parking for one vehicle plus road parking where available.

2



1



1





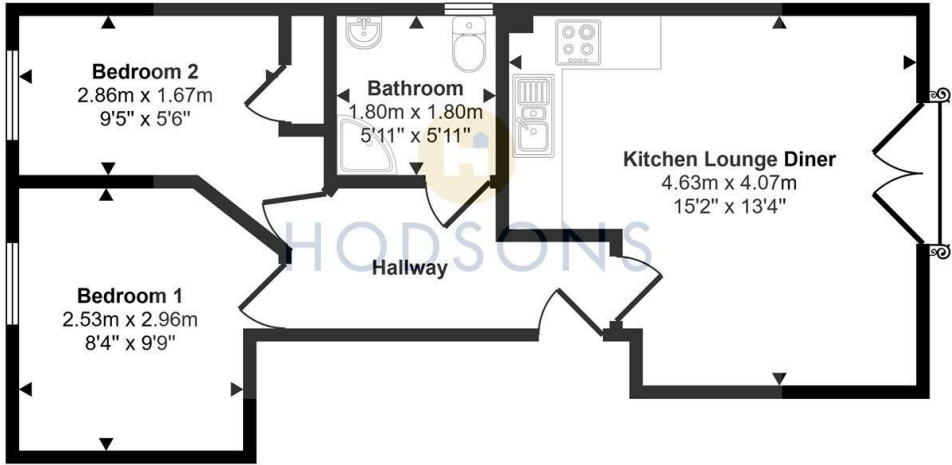
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Approx Gross Internal Area
40 sq m / 431 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(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



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