



HODSONS

PCM

£525 PCM

Claire's House

Wakefield, WF1 1AH



PROPERTY SUMMARY

Situated in the heart of Wakefield City Centre and just minutes from the bus station, Kirkgate railway station and Trinity Walk Shopping Centre, this well-presented second-floor one double bedroom apartment offers convenient, modern living.

The property has recently been redecorated throughout and benefits from brand-new kitchen flooring, electric heating and PVCu double glazing.

The accommodation includes a spacious living room, a modern kitchen with built-in oven and hob, fridge and washing machine, a double bedroom, and a fully tiled bathroom/WC with shower.

Please note there is no parking available and there is no lift in the building.

Viewing is essential to appreciate the standard of accommodation on offer.

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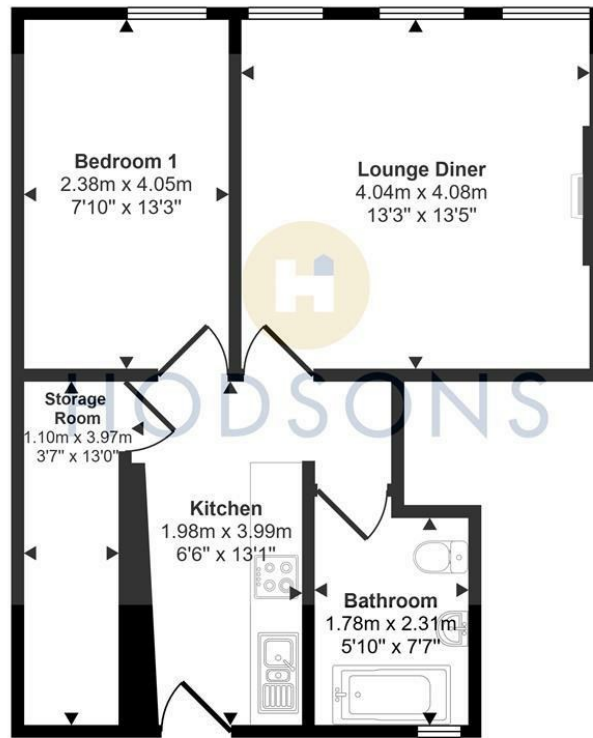


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Approx Gross Internal Area
46 sq m / 498 sq ft



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		79
(55-68) D	59	
(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