



HODSONS

best-one
Our opening hours:
Mon - Fri
6:30am - 11pm
Saturday
7:30am - 11pm
Sunday
7:30am - 10pm

What's inside:
Fresh Fruit & Veg
Cold & Hot Food
Bakery
Deli & Sausages
Prepacked Groceries

best-one Preens Off Licence & Grocers

best-one Preens Off Licence & Grocers

PCM

£575 PCM

Lower York Street

Wakefield, WF1 3LH

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6:30am - 11pm
Saturday
7:30am - 11pm
Sunday
7:30am - 10pm

PLAY SUNDAY

Coca-Cola
Soda Water
Soft Drinks

Heart of the
community
on York Street



PROPERTY SUMMARY

Sure to attract early interest is this well presented and modern ONE DOUBLE BEDROOM first floor Unfurnished apartment, situated above Best One convenience store and literally a minute walk from Wakefield Bus Station and approx. 1 mile from Pinderfields General Hospital. It comprises of entrance hall, lounge/kitchen with built in electric oven, hob, and extractor hood. A half-tiled shower room/WC with electric shower. There is a separate utility room off the building landing with washer (left as a gesture to the tenants) No gas to the building, all electric on a pre-payment meter, water rates are payable of £25.00 a month to the LL direct with the rent payment. Modern electric heating. No parking offered but we understand permit parking is available from Wakefield Council. No pets or internal smokers permitted. Gated yard to the rear with lockable gates for security and privacy.

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LOCAL AUTHORITY

Wakefield Metropolitan District council

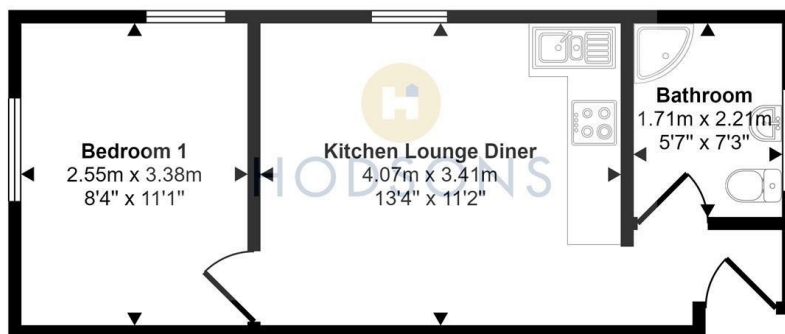
TENURE**COUNCIL TAX BAND**

A

VIEWINGS

By prior appointment only

Approx Gross Internal Area
29 sq m / 313 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(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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