



17 Mayfair Court, Park Grove Road, Wakefield, WF2 8WL

Two Bedroom Top Floor Apartment | No Onward Chain | Allocated Parking Space | Ideal For First Time Buyers | Close To Local Amenities | Ideal For Commuters

- Top Floor Apartment
- Electric Central Heating
- Council Tax Band - B
- Viewing Highly Recommended
- Two Bedrooms
- Leasehold
- No Onward Chain
- Allocated Parking
- EPC Rating - C
- Open Plan Lounge Kitchen Area

Offers Over £110,000

Jigsaw Move are pleased to welcome you to this charming apartment located in the desirable Mayfair Court on Park Grove Road, Wakefield. This delightful property features two well-proportioned bedrooms and bathroom, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter, you are greeted by a spacious reception room that boasts a large lounge diner, perfect for entertaining guests or enjoying quiet evenings at home. The open kitchen design enhances the sense of space and light, while the balcony doors invite you to enjoy fresh air.

One of the standout features of this property is the allocated parking space, providing convenience in this bustling area. Additionally, being close to the city centre means you will have easy access to a variety of shops, restaurants, and local amenities, making daily life both enjoyable and convenient.

With no onward chain, this apartment is ready for you to move in and make it your own. Whether you are looking for a new home or a smart investment opportunity, this property in Mayfair Court is not to be missed. Come and experience the charm and convenience of this lovely apartment for yourself.

Leasehold property:

- Lease length 99 years with approx. 81 remaining
- Annual ground rent approx. £175
- Quarterly service charge approx. £272

ACCOMMODATION

Entrance Hallway

Bedroom Two 12'3" x 6'8" (3.74m x 2.05m)

Bedroom One 12'3" x 8'7" (3.74m x 2.63m)

Bathroom 5'6" x 6'9" (1.70m x 2.08m)

Open Plan Living Kitchen Area 21'11" x 12'8" (6.69m x 3.87m)

EXTERNAL

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.



OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

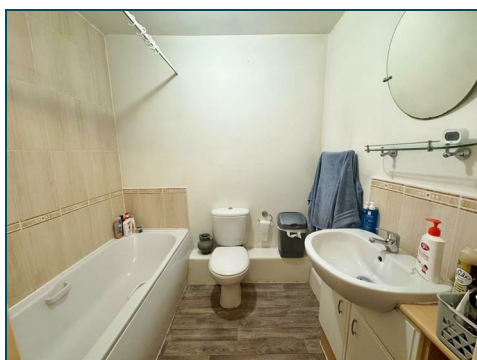
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

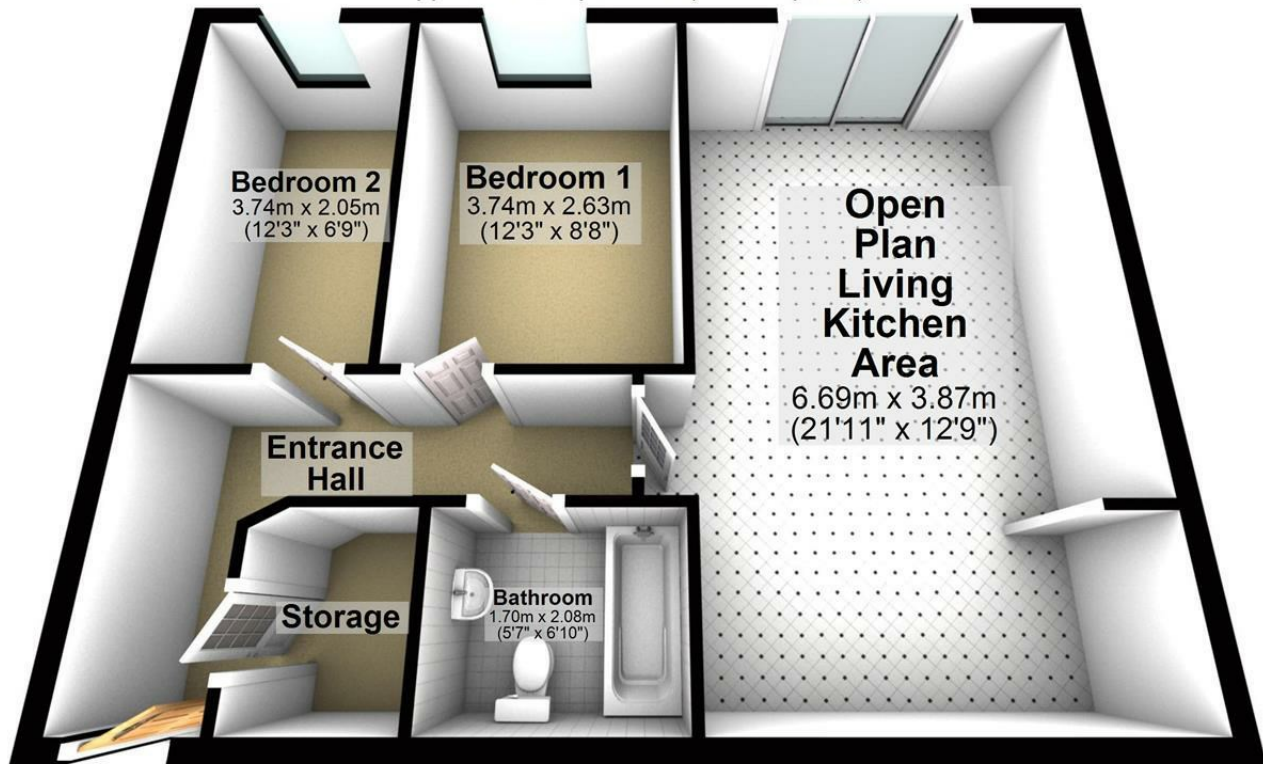
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
	79	84	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
	75	73	
England & Wales		EU Directive 2002/91/EC	



safeagent
 11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

