



36 Belfry Court, Wakefield, WF1 3TY Offers in excess of £120,000

SOLD WITH NO ONWARD CHAIN

Set in an attractive block of other similar homes lies this spacious first floor apartment. Located in the Stanley area North of the city of Wakefield and surrounded by many local amenities and access to the M62 & M1. The city is well served with a popular railway station to commute beyond and we strongly recommend an internal inspection to appreciate the accommodation on offer.

The property would be a sound investment or first purchase and briefly consists: Entrance with stairs to first floor, inner hall, living room, kitchen, two spacious bedrooms and bathroom.

Allocated parking space.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. 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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. 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 OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold info

We have been advised that there is 150 years remaining on the lease.

We understand no ground rent or service charge is applicable but should be verified through the conveyancing process.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

