



WAKEFIELD  
01924 291 294

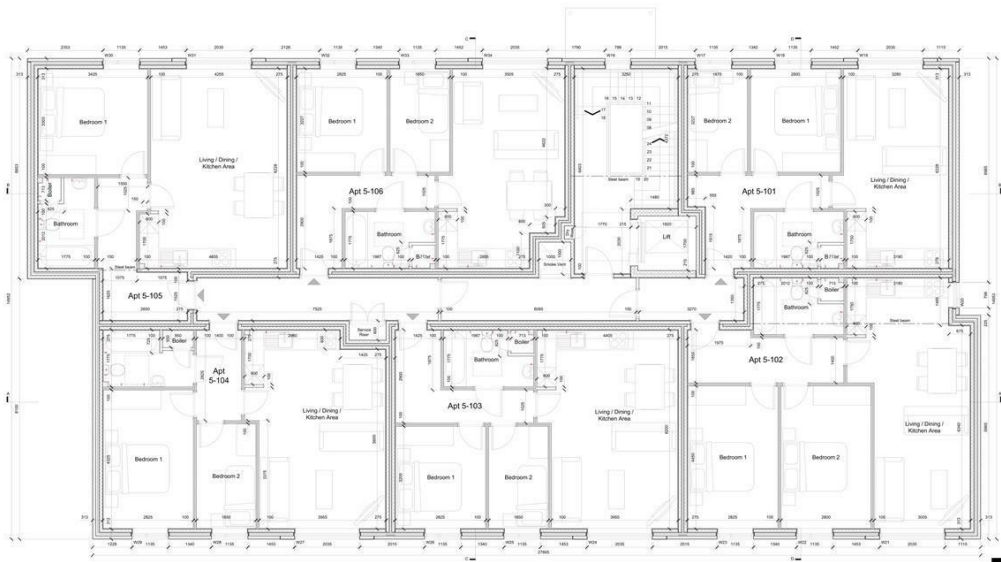
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

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A 08/02/24 Updated to suit SE's info & Building Control Officer's comments. JAH/JAH



**PARKdesigned**  
architects

Level: The LOFT 13, Carlton Site Name: 13/12/200 Location: Street Name Square, 7 Project Ref: 101_402	Tel: 0113 419 8057 Email: info@parkdesigned.com Website: www.parkdesigned.com
Client:	Date: Scale:
Tri-Core Developments	Oct 2020 1:50 @A1
Project Name:	Drawn: Reviewed:
Building 5, Manygates Lane, Wakefield	JAH JAH
Drawing Title:	Drawing No: Revision:
Proposed First Floor Plan	201 A
Drawing Status:	Project Ref:
BUILDING REGULATIONS APPROVAL	2020.25

Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**Chadwick Court Manygates Lane, Wakefield, WF1 5NT**  
**For Sale Leasehold £132,000**

Discover Chadwick Court, a stunning new development located just a 5-minute drive from Wakefield City Centre. This thoughtfully designed community of Woodlands Village offers modern living with convenience and accessibility in mind. With a lift servicing all floors and each apartment including a designated parking space, Chadwick Court is perfect for a wide range of residents.

The development consists of 18 stylish apartments spread across three storeys, offering a variety of layouts to suit your lifestyle. Completion is expected in Q1 2025, meaning your dream home could be just around the corner.

Choose from beautifully designed 1-bedroom apartments starting at £108,950 or spacious 2-bedroom options from £126,450. With a prime location and excellent features, Chadwick Court is the ideal place to begin your homeownership journey or settle into a vibrant community close to the heart of Wakefield.



#### ACCOMMODATION

LIVING/DINING/KITCHEN

BEDROOM ONE

BEDROOM TWO

OUTSIDE

Designated parking space.

#### LEASEHOLD

The service charge is £1162 [pa]. The remaining term of the lease is 999 years [2025].