



53 Parklands Manor Tuke Grove, Wakefield, WF1 4AF
£125,000

AdairPaxton
Property Specialists

SPACIOUS FIRST FLOOR APARTMENT WITH ALLOCATED PARKING - NO ONWARD CHAIN This stylish two-bedroom apartment is located just a stones throw away from Pinderfields Hospital. The accommodation briefly comprises; Communal entrance, hallway, spacious living room with dining area, separate kitchen with integrated appliances, two bedrooms and a house bathroom. Externally, the property is set in well maintained grounds and has an allocated parking space. This property further benefits from Gas central heating and double glazed windows. An early internal viewing is highly recommended. Council tax band B.



Communal Hallway

Secure communal entrance with video entry system, and access to all floors via stairs.

Entrance Hall

Secure intercom entry system.

Kitchen

A modern fitted kitchen with a range of wall, base and drawer units with work surfaces over and under lighting. Integrated electric oven with gas hob and extractor over. 1.5 bowl stainless steel sink with side drainer and mixer tap. Integrated dishwasher. Space for Fridge/freezer. Inset ceiling spotlights.

Open Plan Living/Dining Room

A spacious living area with neutral decor. Gas central heating radiators. Space for dining table. Open access to kitchen.

Bedroom 1

Master Bedroom with double glazed window. Gas central heating radiator.

Bedroom 2

Second bedroom with double glazed window. Gas central heating radiator.

Bathroom

Fitted with a white three piece suite comprising; bath with shower over, wash hand basin and WC. Tiled walls. Inset ceiling spotlights.

Service Charge

£486.21 per quarter.

Tenure

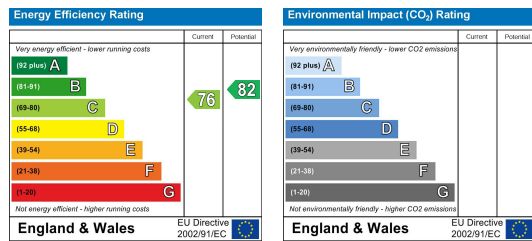
Lease details - 999 year lease from 2003

Ground rent - £150 Pa





ENERGY PERFORMANCE



MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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