



**Navigation Walk, Wakefield WF1 5RD**

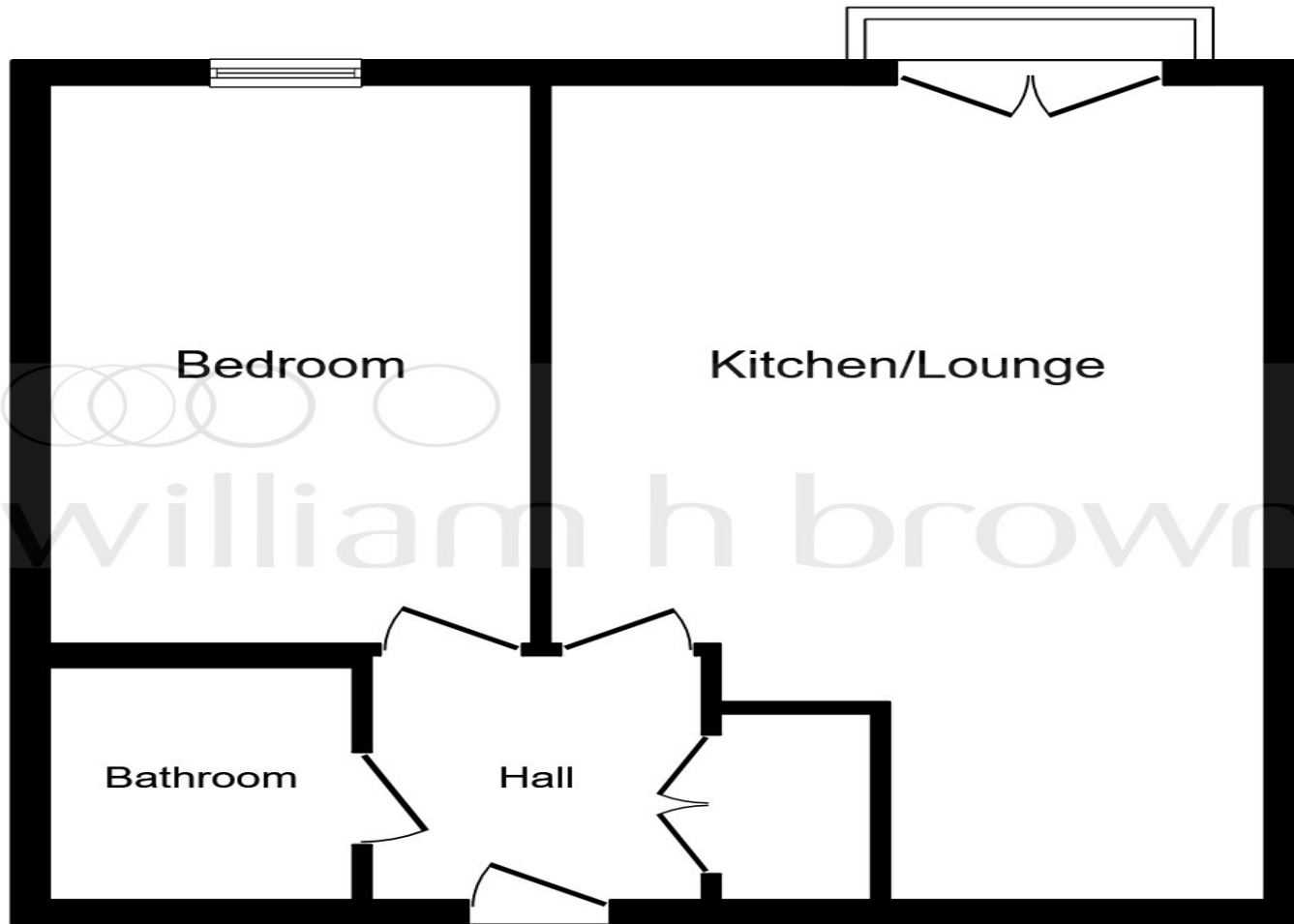


**welcome to**

## **Navigation Walk, Wakefield**

Ideally suit the professional or those requiring a great deal of privacy in a fantastic location for commuting. One Bedroom Third Floor Apartment. Covered underground parking in a secure Garage area. Ideal location for train stations, Newmillerdam, Sandal, Hepworth Gallery, Wakefield city centre.





## Open Plan

### Lounge/dining Kitchen

23' 2" max x 13' max ( 7.06m max x 3.96m max )

### Bedroom 1

15' 2" x 8' 6" ( 4.62m x 2.59m )

### Shower Room

### Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by [www.focalagent.com](http://www.focalagent.com)

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## Navigation Walk, Wakefield

- One Bedroom Third Floor Apartment
- Within an up and coming area of Wakefield and further development is ongoing
- Ideal for commuter/FTB or Professional
- Covered underground parking in a secure Garage area
- Convenient location for amenities

Tenure: Leasehold EPC Rating: B

offers in the region of

**£85,000**

## directions to this property:

Leave Wakefield City Centre via A61 Barnsley Road. Go past the Hepworth on your right hand side, following Barnsley Road. The property is situated on the right hand side and is identifiable by our 'For Sale' board.



**view this property online** [williambrown.co.uk/Property/WAK120704](http://williambrown.co.uk/Property/WAK120704)

Please note the marker reflects the postcode not the actual property

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WAK120704 - 0018



william h brown



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