



**Birch House Chaloner Grove, Wakefield WF1 4ST**



## welcome to Birch House Chaloner Grove, Wakefield

- A Bright Ground Floor Apartment
- No Upper Chain
- Neutral Decor
- Allocated Parking Space
- Ideal for Commuter

Tenure: Leasehold EPC Rating: C  
Council Tax Band: A Service Charge: 1189.84  
Ground Rent: 100.00

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.

guide price  
**£105,000**

Guide Price of £100,000-£105,000. A bright and inviting Ground Floor Apartment located on Chaloner Grove. Birch House is beautifully appointed overlooking green space. Offered to the market with NO UPPER CHAIN! Ideal location for Pinderfields Hospital, transport links and train station.



### Entrance Hallway

### Open Plan

### Living/kitchen/dining

19' 8" x 12' 8" max ( 5.99m x 3.86m max )

### Bedroom

12' 2" x 9' 4" max ( 3.71m x 2.84m max )

### Bathroom

### Allocated Parking Space

**view this property online** [williamhbrown.co.uk/Property/WAK122909](http://williamhbrown.co.uk/Property/WAK122909)



#### Property Ref:

WAK122909 - 0021

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