

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Burgage Sqaure, Wakefield,

WF1 2SE

1 Bedroom, Apartment

£100,000



Movenowproperties are pleased to offer this spacious 1-bedroom apartment for sale, located right in the heart of Wakefield. With the convenience of the train station just steps away and direct trains to London, perfect for commuters or anyone looking to enjoy city living with easy access to transportation.

- Spacious 1 Bedroom Apartment
 - Lift Access
 - Located On The 3rd Floor
- Located Near Wakefield Westgate
- Must Be Viewed To Appreciate

Accommodation includes:

Entering through the North Entrance, you'll find a well-maintained communal area that includes stairs and a lift leading to all apartments. This space also features letterboxes for residents, and both the stairs and lift provide easy access to the apartment on the 3rd floor.

Hallway:

Upon entering the apartment, you'll step into a hallway that connects to various rooms within the property. Doors lead to a storage cupboard, bathroom, bedroom, and the open-plan kitchen/living area. The hallway is designed with ceiling spotlights for a modern look, laminate flooring for easy maintenance.



Storage Cupboard:

This handy storage space is ideal for keeping your utilities out of sight. It includes plumbing for a washing machine. The cupboard also has a ceiling light pendant and laminate flooring, ensuring it remains functional.

Kitchen & Living Area:

Measurements: 24'3" x 10'3" (7.38m x 3.12m)

The kitchen is well-equipped with a range of modern wall and base units, offering plenty of storage space. It comes with integrated appliances, including a Zanussi oven and hob, an AEG fitted tabletop dishwasher, and an under-counter fridge. For convenience, there is also an extractor fan, and the countertop lighting adds a warm and functional touch to the space. The flooring is wood-effect laminate, and the room is illuminated by 3 ceiling spotlights, giving the space a bright, contemporary feel.

The living area is designed for comfort, featuring a double radiator for heating, as well as an intercom system for easy communication with visitors. Two ceiling light pendants brighten up the room, which also has TV aerial points for entertainment needs. A large double-glazed window lets in plenty of natural light, and a door opens onto a private balcony, ideal for relaxing outdoors.



Main Bedroom:

Measurements: 13'10" x 8'8" (4.22m x 2.63m)

The bedroom is spacious and bright, with a double-glazed window overlooking the rear of the property, ensuring a quiet and peaceful atmosphere. The room is fitted with carpeted flooring for added comfort and includes a single radiator to keep it warm during colder months. A ceiling light pendant completes the room.



Bathroom:**Measurements: 7'5" x 5'7" (2.25m x 1.71m)**

The bathroom is fitted with a modern white 3-piece suite, including a bathtub with an overhead shower, shower screen, washbasin, and low-flush WC. The room is finished with a heated towel rail. The walls and floor are tiled, making the space easy to clean, while ceiling spotlights add a stylish, fresh touch.



The block also benefits from an allocated multistory car park located nearby the train station which is £250 per annum.

Council Tax Band B

Property Type: Apartment

Heating Type - Heating Type Electric - hot water and heating from an expansion boiler for all apartments in the building, consumption paid accordingly to the meter

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

250 years from 2010 - Approx 236 remaining

Ground rent approx. £250 per annum

Car park service charge approx. £250 per annum

Service charge approx. £2300 per annum

Parking type: No Parking, additional parking available in the multi storey car park. Approx £250 per annum

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Tenure

Leasehold

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

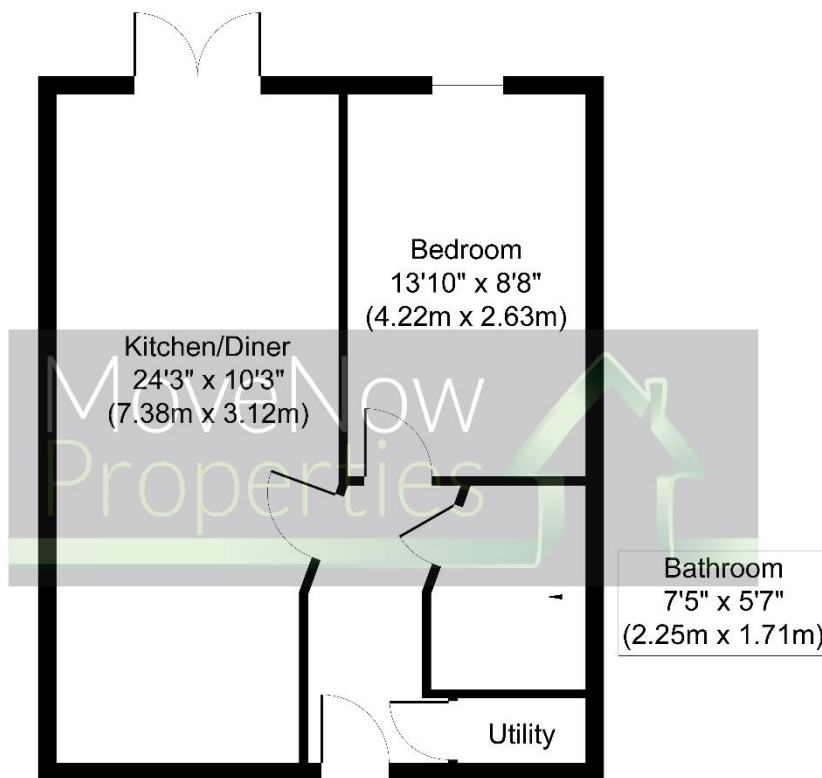
01924 249349 / 01226 593477

info@movenowproperties.com

www.movenowproperties.com

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Approximate Floor Area
465 sq. ft
(43.17 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.