



£110,000

TENURE : LEASEHOLD

Thornhill House, Wakefield, WF1

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

One double bedroom with electric radiator and ceiling spotlights

Secure entrance and built-in storage cupboard

Open plan living/kitchen with modern units and integrated oven/hob

Convenient city centre location near Wakefield Kirkgate train station

Shower room with three-piece suite and ladder-style radiator

Leasehold with 997 years remaining; service charge £722 per annum

Movenowproperties.com LTD
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 Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are delighted to offer this modern one-bedroom top-floor apartment in the heart of Wakefield city centre, offering excellent access to shops, supermarkets, and transport links. Ideal for first-time buyers, couples, or investors. Viewing essential.

Accommodation:

Entrance Hall:

Secure front door with stairs leading to the second floor. Built-in storage cupboard and access to the living/kitchen area, bedroom, and shower room.

Open Plan Living/Kitchen

Measurements: 19'2" x 12'9" (5.84m x 3.88m)

Modern range of wall and base units with wood-effect laminate worktops, stainless steel sink and drainer, electric oven with hob, space for fridge/freezer and washing machine. Spotlights, 3 double-glazed windows offering lots of natural light and electric heater.

Bedroom

Measurements: 10'9" x 10'4" (3.27m x 3.14m)

Double bedroom with double glazed window, electric radiator, and ceiling spotlights.

Shower Room/W.C

Measurements: 7'9" x 5'3" (2.36m x 1.60m)

Three-piece suite including shower cubicle with wall-mounted shower, vanity wash basin, low flush WC, ladder-style radiator, and ceiling spotlights.

Location:

Ideally situated in Wakefield city centre, the property is within walking distance of a wide range of amenities, including shops, supermarkets, and Wakefield Kirkgate train station—perfect for commuters.

EPC Rating: D55

Please contact us for further details of the full EPC

Tenure: Leasehold

Service charge approx £722.00 per annum

997 years remaining (as of 2025)

Council Tax Band A
Property Type: Apartment
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type No 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.
Parking type: No Parking
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
Coal mining area West Yorkshire is a mining area
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.

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.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

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

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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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.

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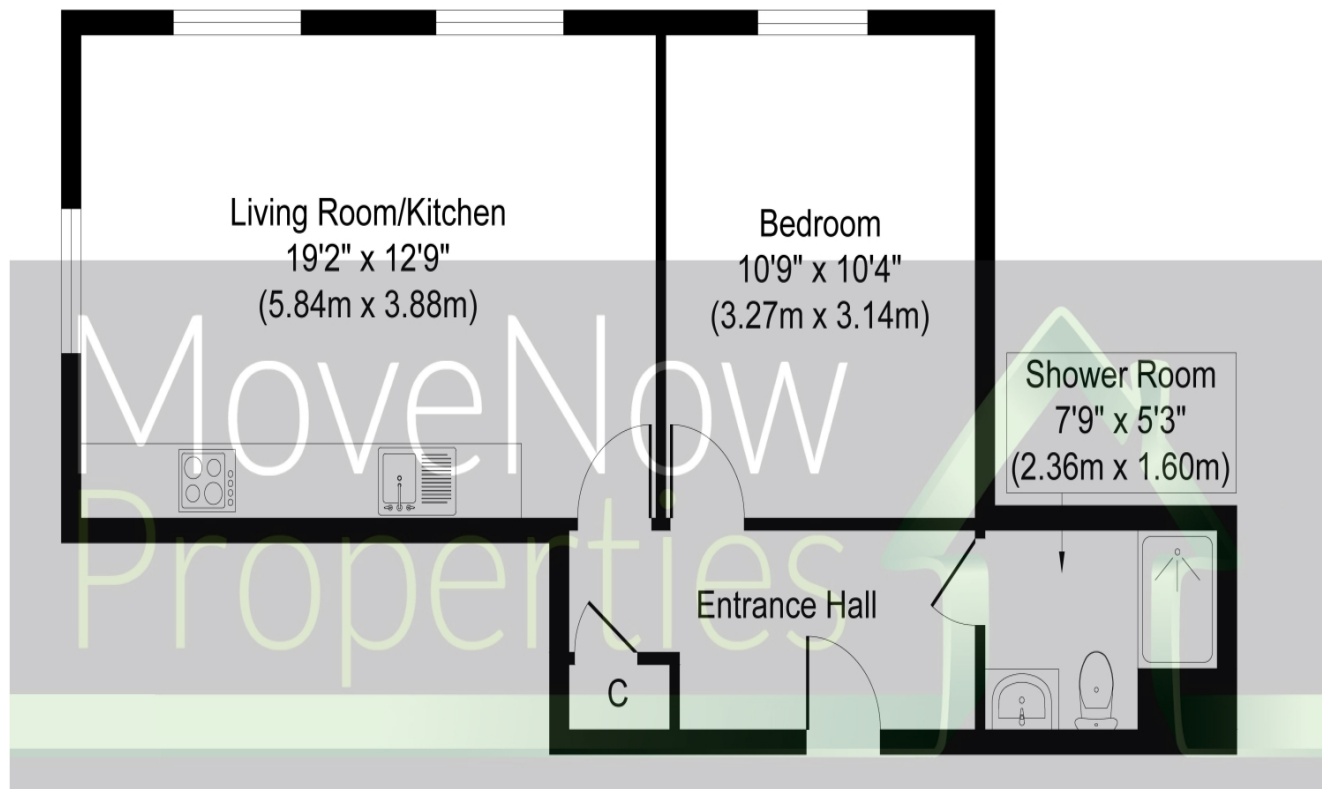
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Approximate Floor Area
481 sq. ft
(44.65 sq. m)



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Thornhill House, Wakefield, WF1