

SOLD STC

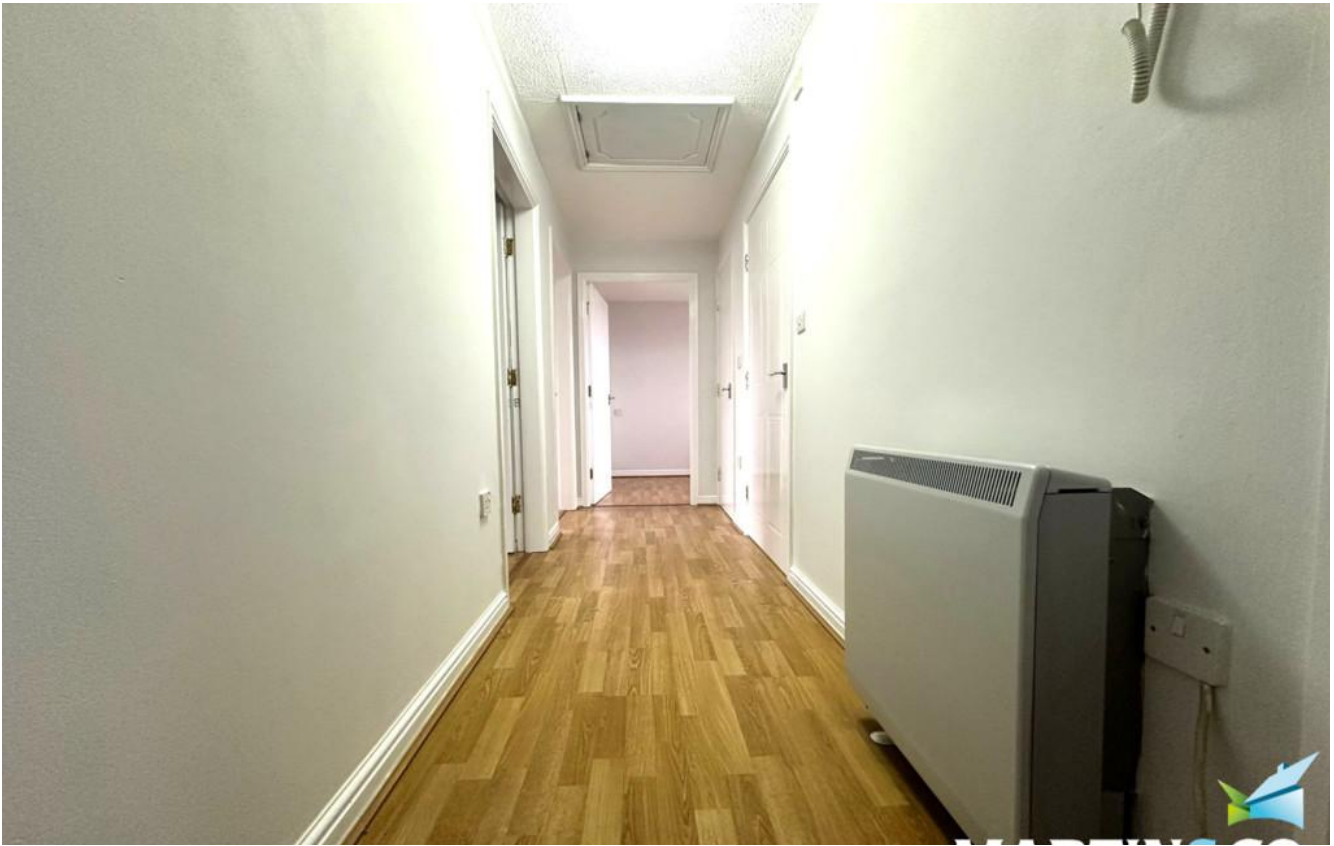


Spruce Court, Thornes

2 Bedrooms, 1 Bathroom, Apartment

£89,950

MARTIN & CO



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Martin and Co - Wakefield are pleased to bring to the market this third floor spacious two bedroom apartment offered with no onward chain, having UPVC double glazing throughout, communal garden areas and an allocated parking space.

Internally the apartment is access via a communal entrance and staircase to further floors. Entrance to the apartment comprising entrance hall, modern fitted kitchen, spacious lounge, two bedrooms and bathroom/w.c.

- No Onward Chain
- Third Floor Apartment
- Two Bedrooms
- Sperate Kitchen
- Allocated Parking

Situated in the popular part of Thornes, the property is well placed for both Wakefield and Horbury. Local amenities such ash shops, school, bus routes and Thornes Park are nearby.

An ideal property for the first time buyer, young couple or those looking to downsize to acquire themselves this attractive apartment and a viewing comes highly recommended.

APARTMENT

COMMUNAL ENTRANCE Communal entrance door, stairs leading to the top floor

THIRD FLOOR

APARTMENT ENTRANCE HALLWAY Entrance door, wall mounted storage heater, laminated floor, doors to kitchen, bathroom, two bedrooms and lounge

LIVING ROOM 14' 7" x 11' 9" (4.47m x 3.6m) Electric fire within a modern surround, UPVVC double glazed window to the front, coving to the ceiling, wall mounted electric storage heater, laminate floor.

KITCHEN 6' 2" x 9' 8" (1.88m x 2.95m) A range of wall



MARTIN



and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, washing machine, fridge freezer, integrated oven and grill, four ring electric hob, filter hood over, tiled splash backs and laminate flooring

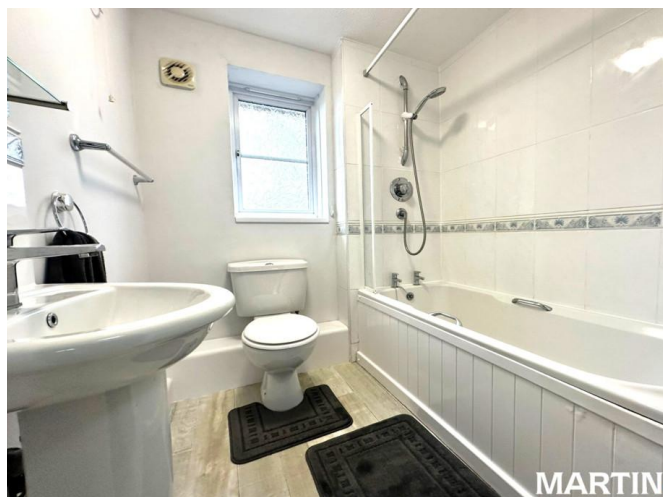
LEASEHOLD The service charge is approximately £1216 (pa) and ground rent £135 (pa). The remaining term of the lease is 102 years (2021)

BATHROOM 6' 0" x 6' 2" (1.83m x 1.88m) Low flush w.c., wash basin over pedestal, paneled bath with mixer shower over and fully tiled to the bath area, part tiled walls, tiled floor, UPVC double glazed frosted window to the rear.

BEDROOM ONE 10' 2" x 10' 7" (3.12m x 3.23m) UPVC double glazed window to the front, laminate flooring.

BEDROOM TWO 10' 2" x 6' 7" (3.1m x 2.01m) Electric panel heater, UPVC double glazed window to the rear, laminate flooring

EXTERNAL Communal gardens and one allocated parking space.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.