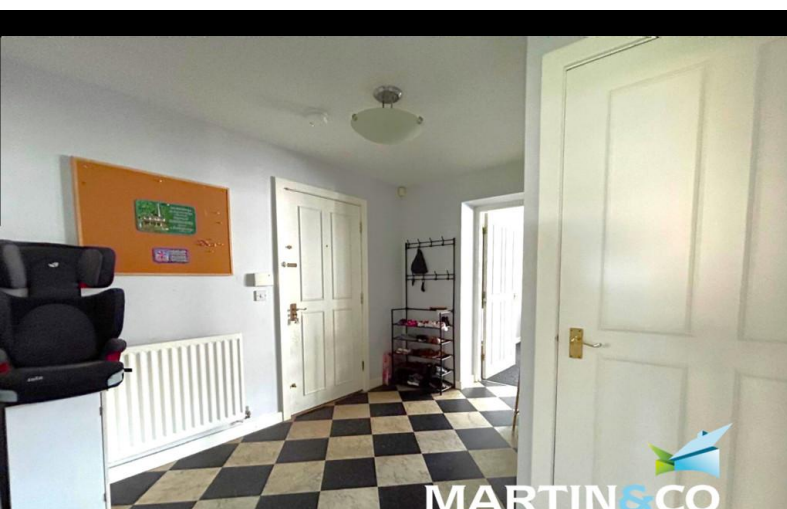


SOLD STC



MARTIN&CO



MARTIN&CO



MARTIN&CO

Parklands Manor, Tuke Grove

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £120,000

MARTIN&CO

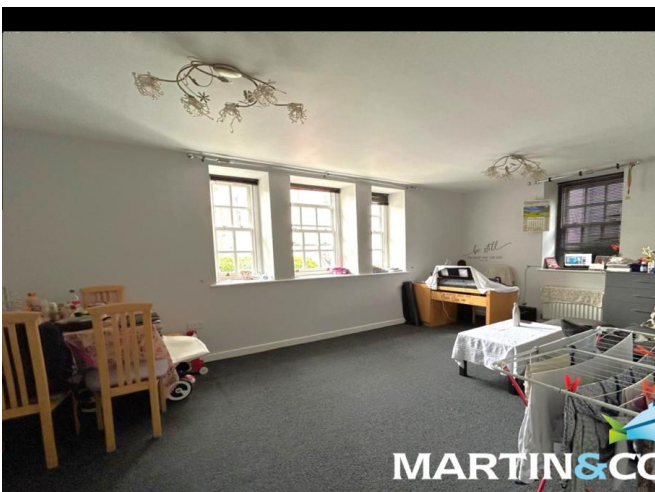


Parklands Manor, Tuke Grove

2 Bedrooms, 1 Bathroom

Asking Price Of £120,000

- 2 Double Bedrooms
- Ground Floor
- Gas Central Heating
- Communal Gardens
- Sold with Tenants in Situ



Martin and Co - Wakefield are pleased to bring to the market this deceptively spacious two bedroom ground floor apartment offered with Tenants in Situ. Located in the popular area of Parklands Manor, a stones throw away from the Pinderfields hospital and within easy reach of Wakefield City Centre, including public transport links, motorway network and local amenities. Early viewing highly recommended.

ENTRANCE HALL Intercom Access from the Main External Entrance, Radiator, Lino flooring, Large storage cupboard off, Doors leading to Lounge/Diner, 2 Double Bedrooms and Bathroom/WC.

LOUNGE/DINER 18' 10" x 12' 9" (5.74m x 3.89m) 2 radiators, 4 Georgian style double glazed windows with deep display sills, Opening through to kitchen.

KITCHEN 8' 4" x 7' 10" (2.54m x 2.39m) Range of fitted wall, base units and drawers with contrasting worksurface areas and matching upstands incorporating a one and a half bowl stainless steel single drainer sink unit and mixer tap. 4 ring stainless steel Gas Hob and built under oven with stainless steel extractor fan over and stainless steel splash back, Double glazed Georgian style window, plumbed for washing machine, provision for a tall style fridge/freezer, Integral Dishwasher.

BEDROOM 1 13' 10" x 9' 6" (4.22m x 2.9m) radiator, Four double glazed Georgian style windows.

BEDROOM 2 9' 11" x 9' 11" (3.02m x 3.02m) Radiator, Three floor to Ceiling double glazed Georgian style windows.

BATHROOM 9' 6" x 5' 7" (2.9m x 1.7m) A three piece white suite comprising of rectangular bath with mains shower over, pedestal wash basin, low flush wc,



radiator, obscure double glazed Georgian style window.

OUTSIDE There are well kept mainly lawned communal gardens. Permit parking and visitor parking.





%epcGraph_c_1_210%



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Wakefield
 52 Northgate • Wakefield • WF1 3AN
 T: 01924 201457 • E: wakefield@martinco.com

01924 201457
<http://www.martinco.com>



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.

