

FOR SALE



Maple Apartments, Bevan Grove

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £135,000



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- INVESTMENT OPPORTUNITY
- SOLD WITH TENANTS IN SITU
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER

Martin and Co - Wakefield are pleased to bring to the market this two bedroom first floor apartment offered with Tenants in Situ. Located in the popular area of Parklands Manor, a stones throw away from the Pinderfields hospital. The property is situated on a Coal Field and also has limited mobile signal coverage.

ENTRANCE HALL L shaped hallway leading to Lounge/kitchen/diner, both bedrooms and main house bathroom/wc. Central heating radiator, storage cupboard off housing the gas central heating boiler, coving to the ceiling.

LIVING ROOM/KITCHEN 14' 7" x 21' 9" (4.44m x 6.63m) Being open plan style to:

Kitchen Area - Range of modern fitted wall, base units and drawers with contrasting work surfaces and inset one and a half bowl single drainer, sink unit and mixer tap, Four ring stainless steel gas hob and built under oven with extractor over, space for a tall style fridge/freezer, Integrated washer/dryer, part tiled to work surface, central heating radiator, down lights to ceiling, tile effect vinyl flooring,

Lounge/diner Area - two central heating radiators, six PVCu double glazed windows, Coving to the ceiling, Intercom/video entry system,

MASTER BEDROOM 10' 5" x 13' 5" (3.18m x 4.09m)

Three PVCu double glazed windows, central heating radiator, Door to en suite shower/wc.

EN SUITE 7' 10" x 3' 8" (2.39m x 1.12m) 3 piece white suite comprising of a fully tiled shower enclosure, pedestal wash basin, low flush wc, central heating radiator, part tiled to walls, extractor, PVCu double glazed obscure window, tile effect vinyl flooring.

BEDROOM TWO 8' 8" x 19' 7" (2.64m x 5.97m) A double room with Two PVCu double glazed windows,





central heating radiator, door to walk in dressing room property.

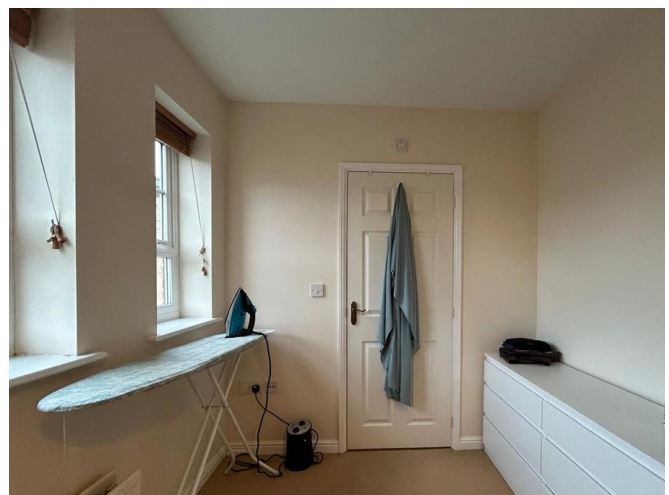
Dressing Room - central heating radiator, PVCu double glazed window.

MAIN BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m)
Three piece white suite comprising of rectangular panelled bath, low flush wc, pedestal wash basin, half tiled to lower walls, extractor, central heating radiator,

LEASEHOLD INFORMATION 977 years left on lease,
Service Charge - £1850.52pa Ground Rent - £301.60pa

PLEASE NOTE These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the

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