



£79,000

TENURE : LEASEHOLD

Moore, Woodlands Village, Wakefield. WF1 5NH

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**Well-presented one-bedroom
ground-floor apartment**

Generous double bedroom

**Spacious open-plan living
and dining area**

**Contemporary bathroom with
mains-fed shower**

**Modern fitted kitchen with
integrated oven and gas hob**

Allocated parking space

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

Website: <https://movenowproperties.com>


**MoveNow
Properties**

Movenowproperties are proud to present this beautifully presented one-bedroom ground floor apartment offers stylish, low-maintenance living within the highly sought-after Woodlands Village development. Boasting a spacious open-plan layout, modern fixtures and fittings, allocated parking, and excellent commuter links, this fantastic home is perfectly suited to first-time buyers, professionals, or investors seeking a property ready to move straight into. Situated on the ground floor, the apartment enjoys bright and well-proportioned accommodation throughout, complemented by attractive communal gardens and convenient access to Wakefield city centre, Sandal & Agbrigg railway station, local amenities, and major road networks.

Communal Entrance & Private Hallway

The property is accessed via a secure communal entrance leading to the apartment. Upon entering, you are welcomed into a private entrance hallway featuring laminate flooring, practical shoe storage, and access to all principal rooms, creating a warm and inviting first impression.

Open-Plan Living Room and Kitchen/Dining Area

Measurements: 23'10" x 12'9" (7.26m x 3.88m)

The spacious living room is filled with natural light from a double-glazed window overlooking the development. Offering ample space for both relaxing and entertaining, the room features carpet flooring, a radiator, telephone intercom system, and flows seamlessly into the kitchen and dining area, creating a sociable open-plan living environment.

Designed with both style and practicality in mind, the modern kitchen is fitted with a range of contemporary wall and base units complemented by practical work surfaces and matching upstands. Integrated appliances include an electric oven and four-ring gas hob with extractor hood above, while there is plumbing for a washing machine and space for a freestanding fridge/freezer. Two front-facing double-glazed windows allow plenty of natural light to flood the room, with recessed spotlights and a radiator completing this bright and functional space.

Bedroom

Measurements: 11'11" x 8'7" (3.64m x 2.61m)

The generously sized double bedroom offers a comfortable and peaceful retreat with ample space for freestanding furniture. Finished with carpet flooring, a radiator, and a front-facing double-glazed window, the room provides a relaxing atmosphere.

Bathroom

Measurements: 12'9" x 5'7" (3.89m x 1.69m)

The contemporary bathroom is fitted with a modern three-piece suite comprising a panelled bath with mains-fed shower and glazed shower screen, pedestal wash hand basin, and low-flush WC. Complemented by partially tiled walls, recessed spotlights, and a radiator, the bathroom is both stylish and practical.

Outside

The apartment benefits from an allocated parking space and enjoys access to well-maintained communal gardens, providing an attractive setting for residents. Ideally located close to local amenities, Sandal & Agbrigg railway station, and regular bus routes, the property offers excellent connectivity for commuters while remaining within easy reach of Wakefield city centre.

Location

Woodlands Village is a popular residential development on the southern outskirts of Wakefield, offering an excellent balance of convenience and community. Residents benefit from nearby shops, schools, parks, and leisure facilities, while Wakefield city centre provides an extensive range of retail, dining, and entertainment options. Excellent road and rail links make this an ideal location for commuters travelling throughout West Yorkshire and beyond.

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Tenure: Leasehold
Approx 105 Years remaining
Service charge Approx £1192 per annum (Paid quarterly)
Ground Rent £125 per annum

EPC Rating: C
Please contact us for further details of the full EPC

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 Mains Gas
Electricity Supply Mains Electricity
Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Permit allocated 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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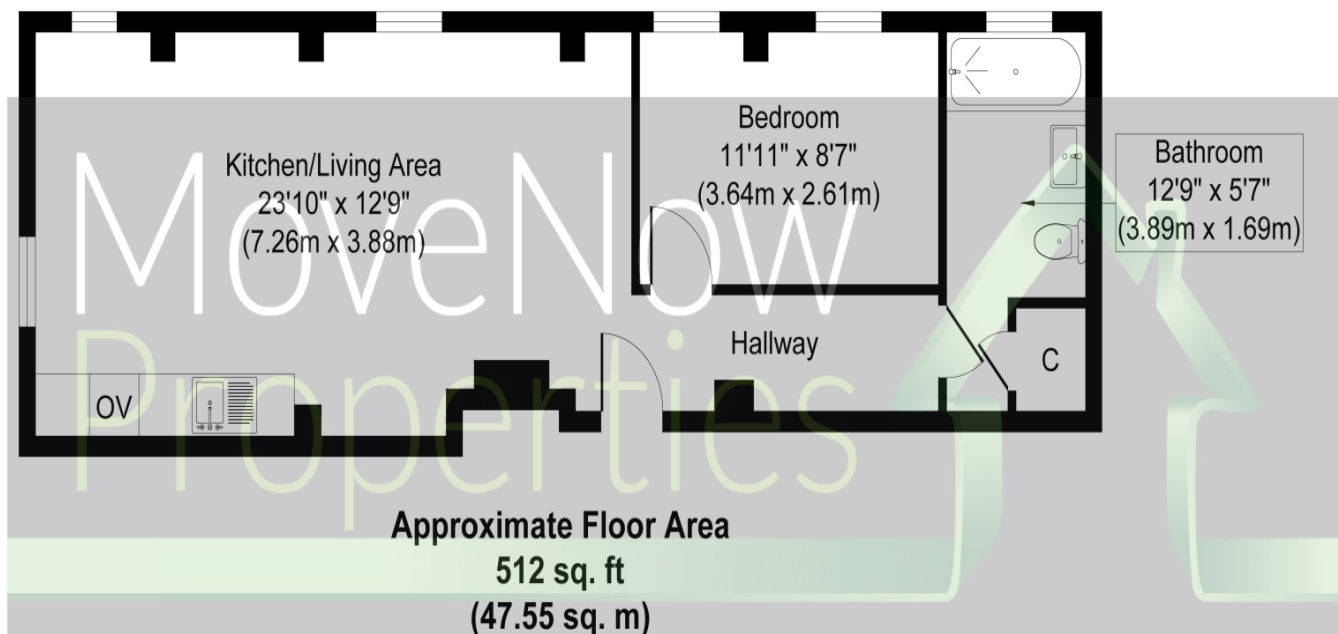
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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