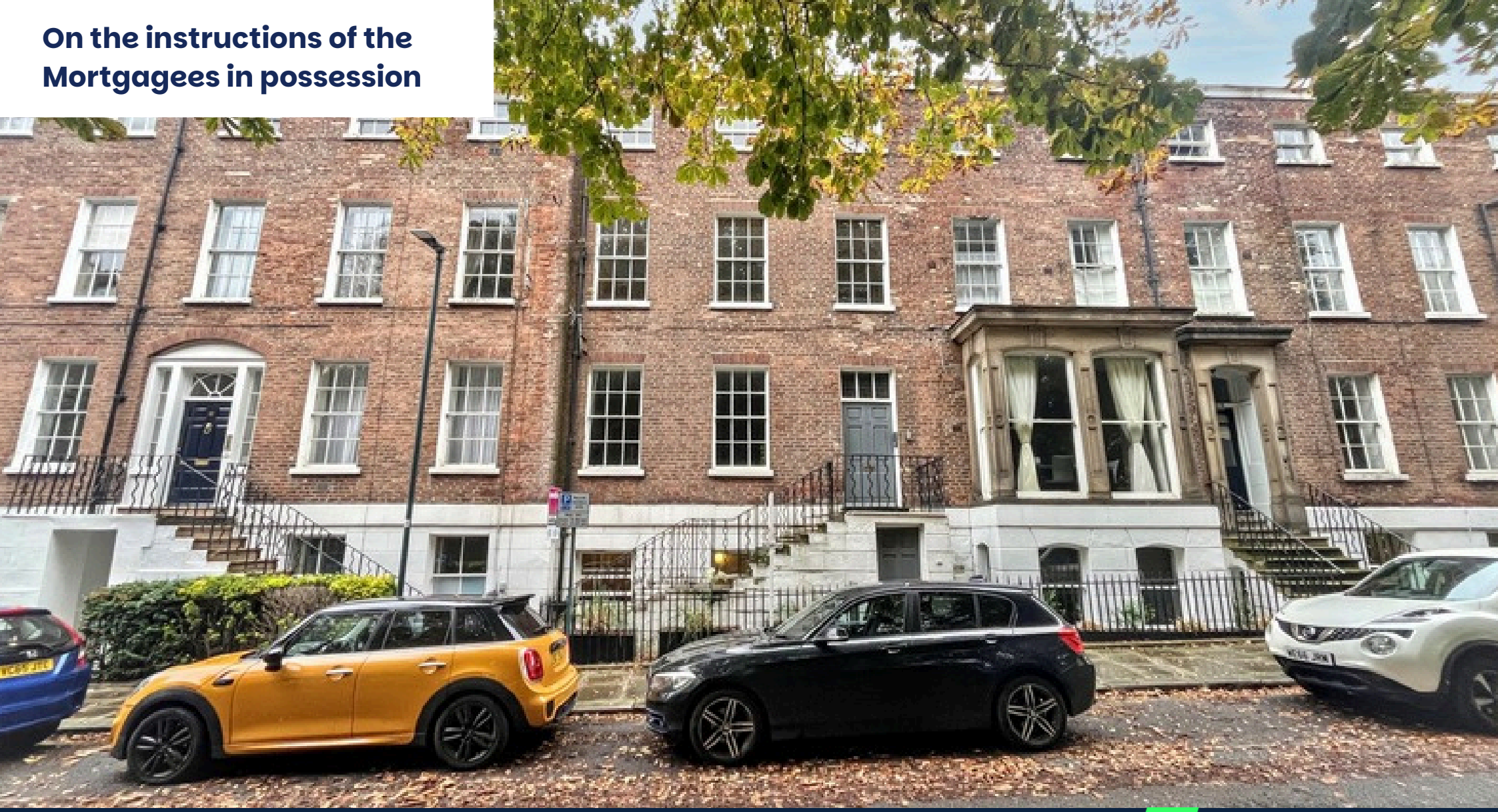
On the instructions of the Mortgagees in possession



Online Auction

Thursday 26th November 2026

Flat 2, 13A St Johns Square, Wakefield, West Yorkshire, WF1 2RA

Sanderson Weatherall

Leasehold two bedroom flat in a period building within a Georgian Square – Investment producing £6,900 per annum

- Guide Price: £65,000
- Bidder security deposit: £3,500
- Start time: 10.00am



Property Summary

- On the instructions of the Mortgagees in possession
- Leasehold two bedroom flat
- Situated within a Grade II Listed building within a Georgian Square
- Subject to an Assured Periodic Tenancy
- Producing £6,900 per annum

Location

Wakefield is located approximately 11 miles south of Leeds, 16 miles south-east of Bradford and 14 miles east of Huddersfield.

Nearby Leeds Road (A650) provides direct access onto the M1 motorway (Junction 41). Wakefield Kirkgate and Wakefield Westgate mainline stations are both close by.

The property is situated on the north side of St Johns Square, directly opposite the Square's Gardens and to the east side of Kilby Street in the highly regarded St Johns area close to highly regarded schools.

An extensive range of shops and amenities are available within a short walk in Wakefield town centre.



Description

The property comprises a lower ground floor two bedroom flat of approximately 89.53 sq m (963 sq ft) forming part of a Grade II Listed building within a Georgian Square

Accommodation & Tenancy

Address	Floor	Accommodation	Sq M	Sq Ft	Tenancy	Rent (£ pa)
Flat 2, 13a St. Johns Square	Lower Ground	Hallway through to Reception Room, Two bedrooms, kitchen and shower room/WC. Secondary access via communal rear yard into the kitchen.	89.53	963	Assured Periodic Tenancy	£6,900
Total						£6,900

Lease

Held on a lease for a term of 800 years (less 3 days) from 22/07/1983 at a current ground rent of £150 per annum.

Planning
Local Authority – Wakefield Metropolitan District Council (0345 850 6506) www.wakefield.gov.uk









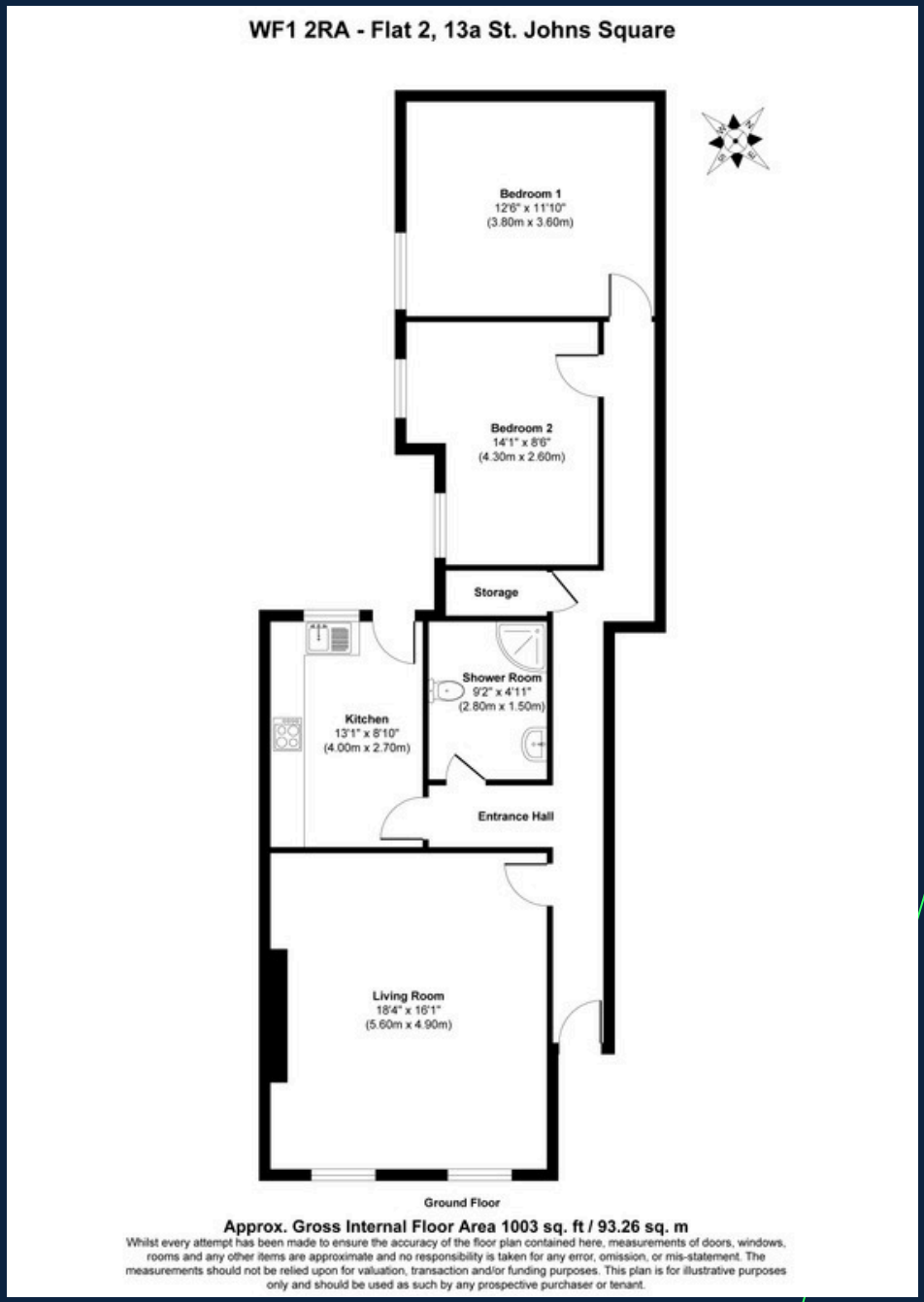








Floor Plan


WF1 2RA - Flat 2, 13a St. Johns Square
Bedroom 1
12'6" x 11'10"
(3.80m x 3.60m)
Bedroom 2
14'1" x 8'6"
(4.30m x 2.60m)
Storage
Shower Room
9'2" x 4'11"
(2.80m x 1.50m)
Kitchen
13'1" x 8'10"
(4.00m x 2.70m)
Entrance Hall
Living Room
18'4" x 16'1"
(5.60m x 4.90m)
Ground Floor
Approx. Gross Internal Floor Area 1003 sq. ft / 93.26 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.

Guide Price
£65,000

Tenure
Leasehold

EPC
Rating D

Council Tax
Band A

VAT
VAT is not payable

Seller's Solicitor
Richard Pearlman LLP
Anthony Bloom | 020 7739 6100 | ahb@rpandco.com

Sanderson Weatherall

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Dated - 14/10/2026