

SOLD STC



Wordsworth Grove, Stanley

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £95,000

MARTIN&CO



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- FIRST FLOOR APARTMENT
- ONE BEDROOM
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- MODERN BATHROOM SUITE
- FRENCH DOORS TO LOUNGE/DINER

Martin & Co – Wakefield are pleased to present this highly attractive one-bedroom first-floor apartment to the sales market. The property offers a range of appealing features, including a contemporary kitchen with integrated appliances, a modern bathroom suite, and a spacious lounge/diner with French doors that open to far-reaching, south-facing views. The bedroom benefits from fitted wardrobes, and the property also boasts a lovely, low-maintenance private south-facing garden along with an allocated parking space. Ideally positioned in a quiet cul-de-sac within a sought-after area close to the M1/M62 motorway network, local shops, and schools. Early viewing is strongly recommended to avoid disappointment. No onward chain.

ENTRANCE PORCH Constructed in brick with PVCu double glazing throughout, the property features a PVCu double glazed entrance door leading into a porch. From here, a useful storage outbuilding can be accessed internally. A further PVCu double glazed door then opens into the entrance hall.

HALLWAY The hallway features a staircase providing access to the first-floor lounge/diner.

LOUNGE/DINER 15' 10" x 11' 10" reducing to 9' 4" (4.83m x 3.61m) Offering space for a table and chairs, the room features a modern full-height wall-mounted panel radiator and a useful storage cupboard over the stairs. PVCu double glazed French doors open onto a Juliette balcony with far-reaching south-facing views, complemented by a full-height PVCu double glazed window with a small top-opening pane. The area provides access to the kitchen, bedroom, and bathroom, and is positioned to the front of the property.

KITCHEN 12' 8" x 5' 4" (3.86m x 1.63m) The kitchen is fitted with an extensive range of high-gloss wall and





base units, complemented by contrasting quartz-effect countertops. Features include a deep bowl single drainer sink with mixer tap, a four-ring Zanussi electric hob with built-in oven and a glass and stainless-steel extractor above, as well as an integrated fridge and freezer and a washer/dryer. The room is fully tiled to both the floor and walls and houses the concealed boiler for hot water. Additional features include two PVCu double glazed opening windows, ceiling downlights, and a modern full-height wall-mounted panel radiator. Positioned to the rear of the property.

BEDROOM 9' 4" x 9' 9" (2.84m x 2.97m) The bedroom features a range of fitted wardrobes, complemented by a free-standing drawer pack and matching bedside drawers. Additional highlights include a modern full-height wall-mounted panel radiator and a PVCu double glazed window. Positioned to the rear of the property.

BATHROOM/WC 5' 9" x 5' 4" (1.75m x 1.63m) A modern three-piece white suite comprising a rectangular panelled bath with mixer shower from

central taps, a floating sink, and a low-flush W.C. The room also features a chrome ladder-style towel radiator, with full floor and wall tiling complementing the suite. Additional features include ceiling downlights and a PVCu double glazed obscure window. Positioned to the side of the property.

OUTSIDE The property is approached via a single paved pathway from the street, leading around to the front entrance porch and garden. The garden enjoys a south-facing aspect and is designed for low maintenance, featuring an Indian stone-paved patio and two decked seating areas, along with an outside tap. Additionally, there is an allocated parking space, of which can be viewed during inspection.

The vendor confirms that there is no service charge. The ground rent is £25 per annum. The lease has been extended and currently has 147 years remaining.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline



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