On the instructions of the Mortgagees in possession



Online Auction

Thursday 26th November 2026

Flat 1, 13A St Johns Square, Wakefield, West Yorkshire, WF1 2RA

Sanderson Weatherall

Leasehold one bedroom flat in a period building within a Georgian Square – Vacant possession

- Guide Price: £45,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of the Mortgagees in possession
- Leasehold one bedroom flat
- Situated within a Grade II Listed building within a Georgian Square
- Vacant possession



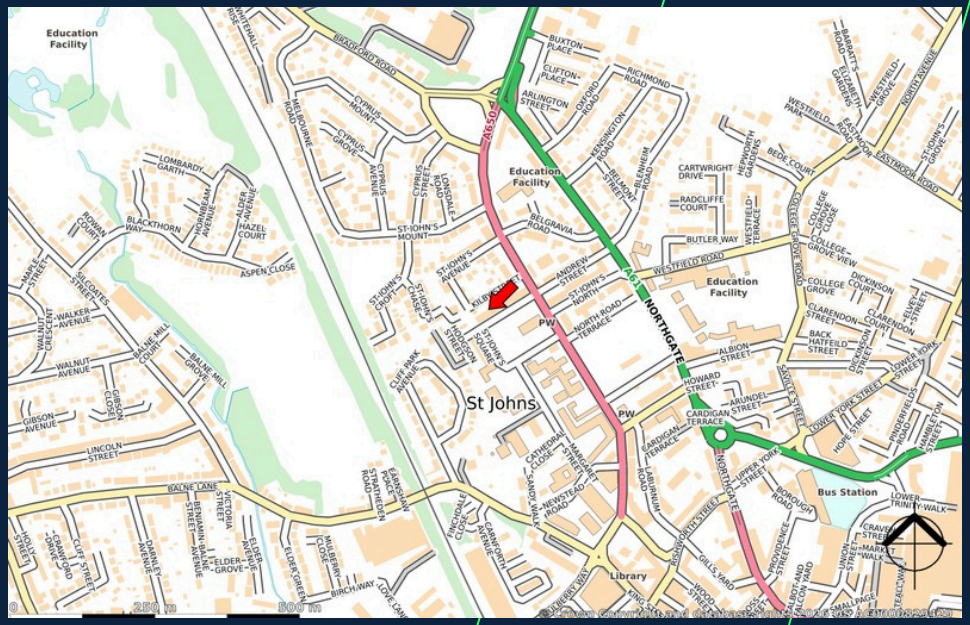
Location

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 one bedroom flat of approximately 51.20 sq m (551 sq ft) forming part of a Grade II Listed building within a Georgian Square

Accommodation

Lower Ground Floor
Hallway, Galley Kitchen through to Reception Room, Bedroom and Shower/WC

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





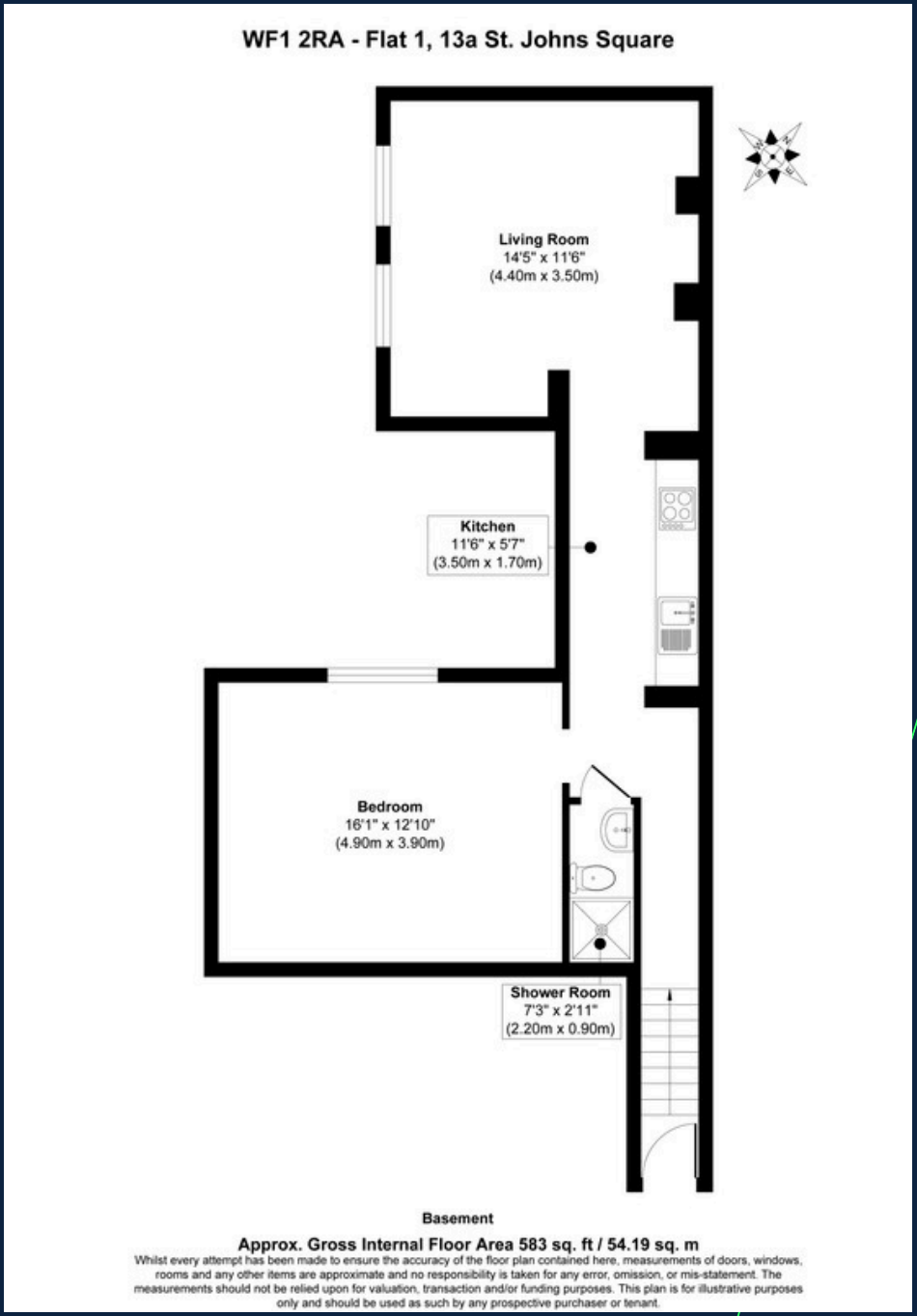








Floor Plans


WF1 2RA - Flat 1, 13a St. Johns Square
Living Room
14'5" x 11'6"
(4.40m x 3.50m)
Kitchen
11'6" x 5'7"
(3.50m x 1.70m)
Bedroom
16'1" x 12'10"
(4.90m x 3.90m)
Shower Room
7'3" x 2'11"
(2.20m x 0.90m)
Basement
Approx. Gross Internal Floor Area 583 sq. ft / 54.19 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
£45,000

Tenure
Leasehold

EPC
Rating - D

VAT
VAT is not payable

Council Tax
Band - A

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

Sanderson Weatherall

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Dated - 14/10/2026