



**£132,500**

**TENURE : LEASEHOLD**

**Elizabeth Court, Wakefield, WF2**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

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

**Modern open-plan kitchen and living area with integrated appliances**

**Two spacious double bedrooms**

**Contemporary three-piece bathroom with overhead shower**

**Well-maintained communal entrance with front and rear access**

**Attractive communal grounds with bin store and bike shed**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
[info@movenowproperties.com](mailto:info@movenowproperties.com) |

**01924 249349**



**Website: <https://movenowproperties.com>**

Movenowproperties are pleased to offer this well-presented two-bedroom ground floor apartment, featuring a modern open-plan kitchen and living area, two double bedrooms, and a contemporary bathroom. Set within attractive communal grounds, the property also benefits from off-road parking and convenient access from both the front and rear, making it an ideal home for first-time buyers or investors.

### **Communal Entrance**

A well-maintained communal entrance hall with access from both the front and rear, featuring individual mailboxes and carpeted flooring.

### **Entrance Hall**

A welcoming entrance hall with wood-effect laminate flooring, a radiator, and a useful storage cupboard housing the water heater. Provides access to all principal rooms.

### **Kitchen / Living Room**

**Measurements: 23' 2" x 10' 4" (7.06m x 3.15m)**

A modern, open-plan kitchen and living area. The kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven, electric hob with cooker hood, washer/dryer, under-counter fridge, and freezer. There is also a 1.5 sink with mixer tap and two double-glazed windows overlooking the front, along with recessed spotlights.

The living area features wood-effect laminate flooring, a radiator, and a double-glazed window to the front.

### **Bedroom One**

**Measurements: 12' 10" x 9' 1" (3.91m x 2.77m)**

A spacious double bedroom with wood-effect laminate flooring, modern wall panelling, a radiator, and two double-glazed windows overlooking the rear.

### **Bedroom Two**

**Measurements: 13' 0" x 10' 2" (3.95m x 3.10m)**

A second double bedroom with carpeted flooring, a radiator, and a double-glazed window to the rear.

### **Bathroom**

**Measurements: 7' 1" x 6' 6" (2.17m x 1.97m)**

A modern bathroom fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin, and a bath with overhead mains shower and glass shower screen. Additional features include part-tiled walls, tiled flooring, a chrome heated towel rail, and recessed spotlights.

### **Outside**

Set within attractive communal grounds, the property benefits from a communal bin store, bike shed, and off-road communal parking.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Leasehold

Approx 992 years remaining on lease

Service Charge – Approx £85 per annum

Service Charge – Approx £1040 per annum

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Council Tax Band B

Property Type: Ground Floor Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type N/A

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

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.

### DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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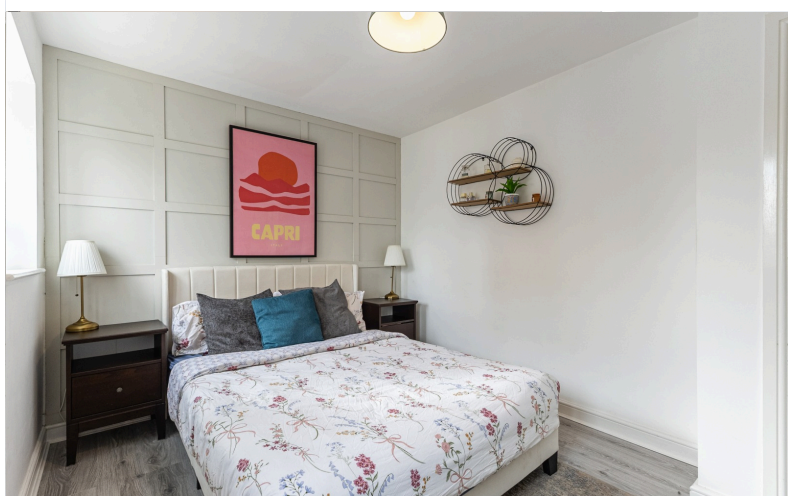
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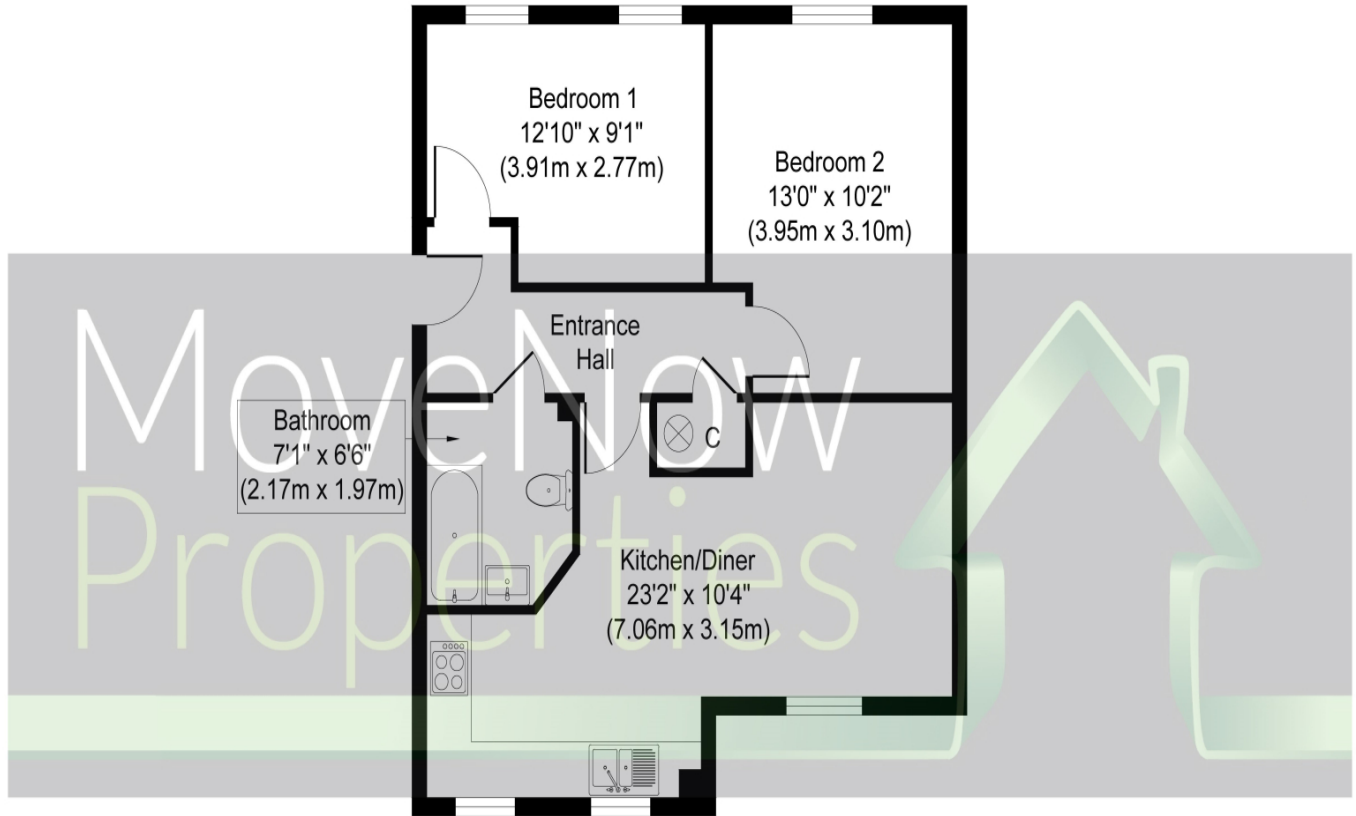












**Approximate Floor Area**  
**594 sq. ft**  
**(55.20 sq. m)**



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. 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	85	85
(69-80)	C		
(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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