



111 Hebble Wharf Navigation Walk, Wakefield - WF1 5RD

£79,950 Leasehold

Modern First Floor one bedroom apartment. This convenient property features a charming balcony, perfect for enjoying morning coffee or evening sunsets. Ideal for first-time buyers or investors seeking a stylish home in a prime location.

Ground Floor Communal Entrance

With intercom and security system, serviced by a Lift.

Private Reception Hallway

With Video intercom system, built in storage cupboard with cylinder, plumbing for automatic washing machine.

Living Room

15' 3" x 12' 11" (4.65m x 3.94m)

A light and airy room with double glazed French doors leading onto "Juliette" balcony, electric heaters telephone point and opening to...

Kitchen

7' 8" x 6' 11" (2.34m x 2.10m)

Superbly appointed with a range of white fronted wall and base units, contrasting worktop areas and breakfast bar, stainless steel sink unit, single drainer, mixer tap unit, fitted oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, downlighting to the ceiling

Bedroom

15' 3" x 8' 10" (4.65m x 2.70m)

With full height feature double glazed window, electric heating, telephone point.

Combined Bathroom

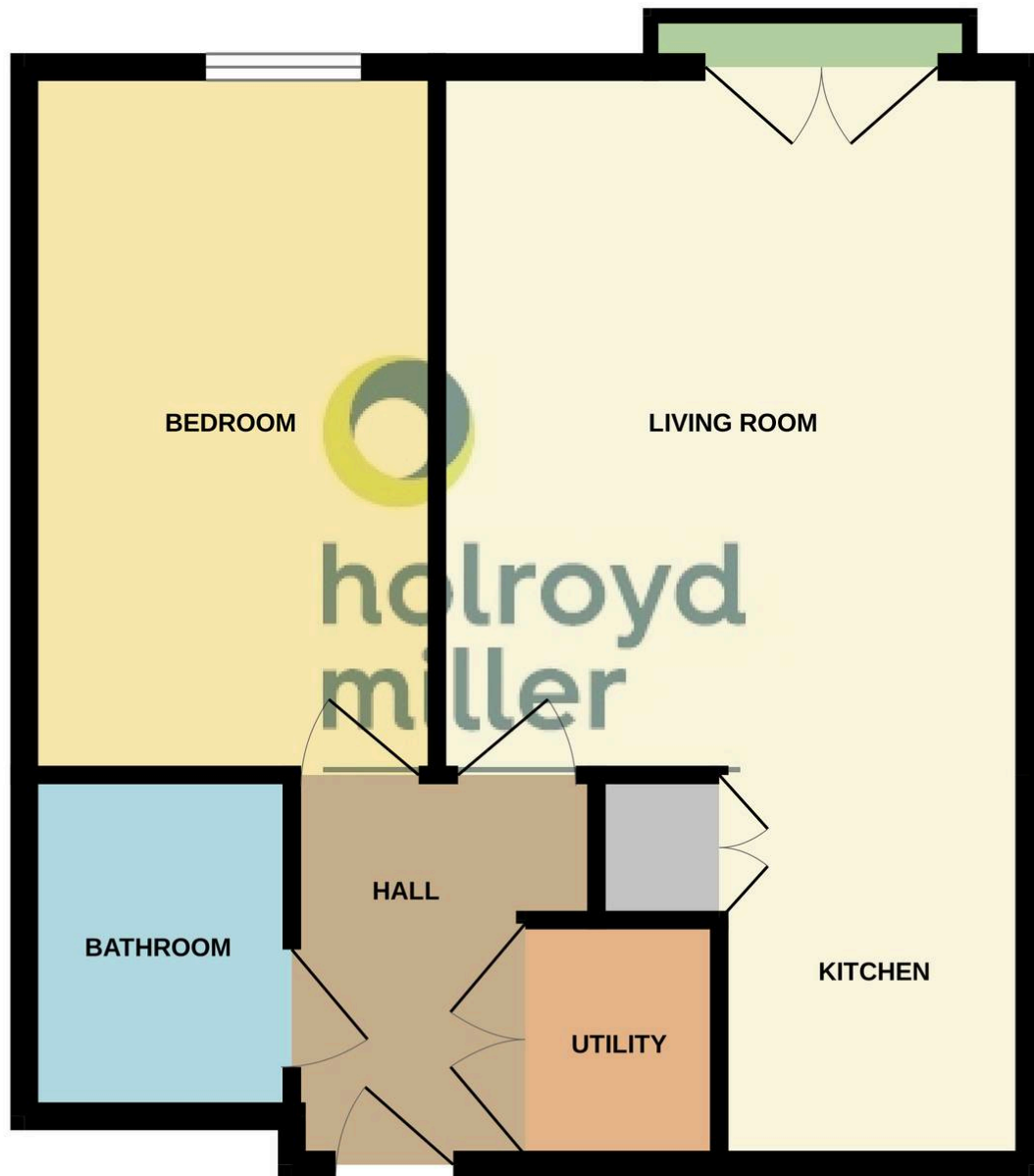
Furnished with modern white suite with wash hand basin, low flush w/c, paneled bath with shower over and shower screen, tiling to the walls and floor, chrome heated towel rail, downlighting to the ceiling.

Leasehold Details

Lease Details - 980 years 11 months Service Charges - £1982.28 Ground Rent - £187.51



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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