



**£100,000**

**TENURE : LEASEHOLD**

**Bennett, Woodlands Village, Wakefield, WF1**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Two bedrooms**

**including a spacious double**

**Open-plan living and  
kitchen/dining area**

**Modern fitted kitchen with  
integrated appliances**

**Contemporary bathroom  
suite with overhead shower**

**Intercom entry system for  
added security**

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

**01924 249349**

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

**MoveNow  
Properties**

Movenowproperties would like to present this well-presented two-bedroom apartment, offering modern open-plan living, practical space, and a convenient location—perfect for first-time buyers, professionals, or investors.

### **Communal Entrance & Private Entrance**

Accessed via a communal entrance with stairs leading to the third floor, the apartment benefits from a private entrance hall with laminate flooring and useful shoe storage, opening directly into the main living space.

### **Living Room**

**Measurements: 12'11" x 11'0" (3.93m x 3.35m)**

A spacious and comfortable living area featuring carpet flooring, a radiator, telephone intercom system, and a double-glazed window overlooking the front. The room flows seamlessly into the kitchen/dining area, creating a sociable living space.

### **Kitchen/Dining Area**

**Measurements: 12'10" x 10'4" (3.91m x 3.16m)**

The kitchen/diner offers a range of wall and base units with complementary work surfaces and upstands. It includes a sink with mixer tap and drainer, integrated oven, four-ring gas hob with cooker hood above, and plumbing for a washing machine. There is also space for a freestanding fridge/freezer. Recessed spotlights and two double-glazed windows to the front enhance the light and airy feel, with a radiator completing the space.

### **Bedroom One**

**Measurements: 12'9" x 8'7" (3.89m x 2.61m)**

A well-proportioned double bedroom with carpet flooring, radiator, and a double-glazed window overlooking the front.

### **Bedroom Two**

**Measurements: 9'1" x 6'4" (2.76m x 1.93m)**

A second bedroom, ideal as a single room, home office, or guest space. It features carpet flooring, a radiator, and a double-glazed window to the front.

### **Bathroom**

**Measurements: 12'3" x 4'0" (3.74m x 1.22m)**

A modern bathroom fitted with a three-piece suite comprising a bath with overhead mains shower and glass screen, low flush WC, and pedestal wash basin. The room is finished with part-tiled walls, a radiator, and recessed spotlights.

### **Outside**

Woodlands Village is a well-maintained community with attractive communal gardens. The property includes an allocated parking space and is conveniently located close to local amenities, Sandal/Agbrigg train station, and excellent bus routes along Barnsley Road for commuters.

### **Location**

Situated within a popular residential development in the Woodlands Village area of Wakefield, the property is ideally located for access to local amenities, schools, and transport links. Wakefield city centre is within easy reach, offering a range of shops, restaurants, and leisure facilities, while nearby road networks provide convenient commuting options.

EPC Rating: C

Please contact us for further details of the full EPC

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Tenure: Leasehold  
Approx 105 years remaining  
Service charge approx. £300 per quarter  
Maintenance Fees £175 per annum  
Ground Rent approx. £175 per annum

#### Council Tax Band A

Property Type: Apartment  
Construction type Brick built  
Heating Type Gas central heating  
Water Supply Mains water supply  
Sewage Mains drainage  
Gas Type Mains Gas  
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, Permit parking with allocated space

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.

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**DISCLAIMER:**

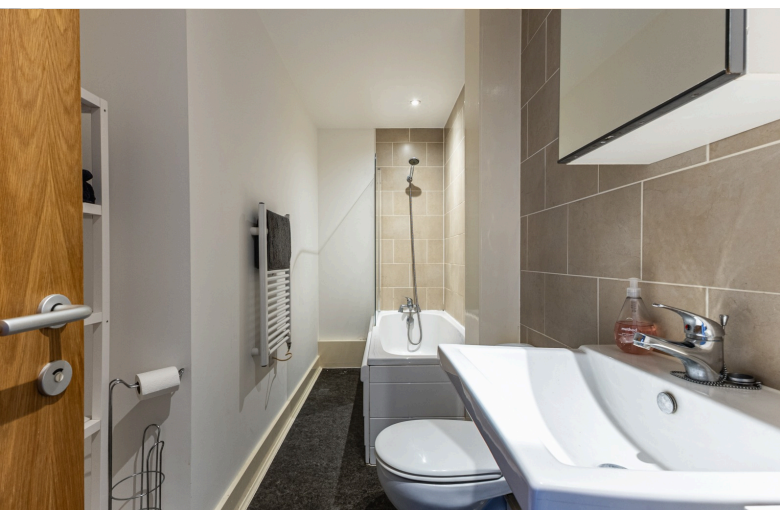
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed 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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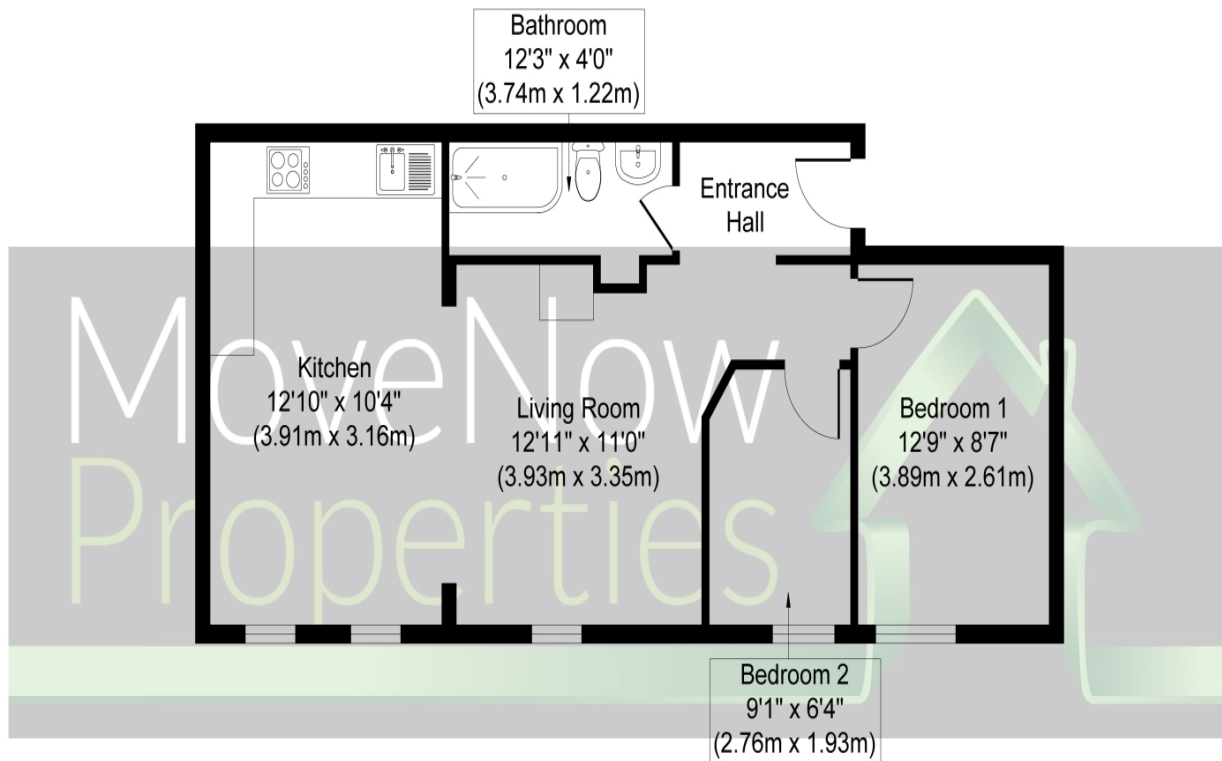
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**Approximate Floor Area**  
**604 sq. ft**  
**(56.07 sq. m)**



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		
(69-80)	C	75	77
(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	

Address: Apartment 14, Bennett, Woodlands Village, WF1

