



£95,000

TENURE : LEASEHOLD

Grosvenor House, Wakefield, WF1

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

Ground floor apartment

2 Entrances (Private front entrance / rear communal entrance)

Small outdoor space with gated entrance

Open-plan living kitchen

Modern fitted kitchen with integrated appliances

Bright double bedroom

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are proud to present this well-appointed one-bedroom ground floor apartment, offering modern accommodation throughout with a spacious open-plan living area, contemporary kitchen and shower room, and the added benefit of a private entrance.

Entrance Hall

Accessed via a communal entrance, this welcoming apartment opens into an entrance area featuring coir mat flooring and a useful storage cupboard. The hallway provides access to the bedroom, shower room, and open-plan living accommodation.

Open-Plan Living Room / Kitchen

Measurements: 21'11" x 6'10" (6.68m x 2.08m)

The heart of the home is the bright and spacious open-plan living room and kitchen. The living area benefits from a double glazed window overlooking the front aspect and enjoys plenty of natural light, creating a comfortable space for both relaxing and entertaining.

The modern fitted kitchen offers a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include a tall fridge freezer, electric oven, electric hob with extractor hood above, and washing machine. Additional features include a stainless steel sink with mixer tap, laminate flooring, recessed spotlights, and an electric heater.

Bedroom

Measurements: 11'11" x 11'5" (3.64m x 3.49m)

The generously sized bedroom is located to the front of the building and benefits from large double glazed windows allowing an abundance of natural light. The room features carpet flooring, recessed spotlights, and an electric heater, providing a comfortable and inviting space.

Shower Room

Measurements: 7'1" x 5'3" (2.16 x 1.60m)

The contemporary shower room is fitted with a large walk-in shower with mains-fed shower, low flush WC, and wash basin set within a modern vanity unit. Fully tiled walls, recessed spotlights, and a chrome heated towel rail complete this stylish space.

Outside

Benefiting from its own private entrance via small gated garden area at the front of the property. With additional apartment entrance through the communal area.

Location

Situated within easy reach of Wakefield city centre, the property enjoys convenient access to a wide range of local amenities including shops, supermarkets, cafés, restaurants, and leisure facilities. Excellent transport links are available nearby, with regular bus services and railway connections providing access to Leeds and surrounding areas. The property is also well positioned for access to major motorway networks, making it ideal for commuters.

Investors

These apartments are currently achieving £695pcm offering a Gross Rental Yield of 8.7%

EPC Rating: C

Please contact us for further details of the full EPC

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Tenure: Leasehold
Service charge £1050 pa
Ground Rent - £N/A- peppercorn lease
Term - 999 years from 01/01/2023 (Approx 996 years remaining)

Council Tax Band A

Property Type: Apartment
Construction type Brick built
Heating Type Mains Electricity
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: N/A

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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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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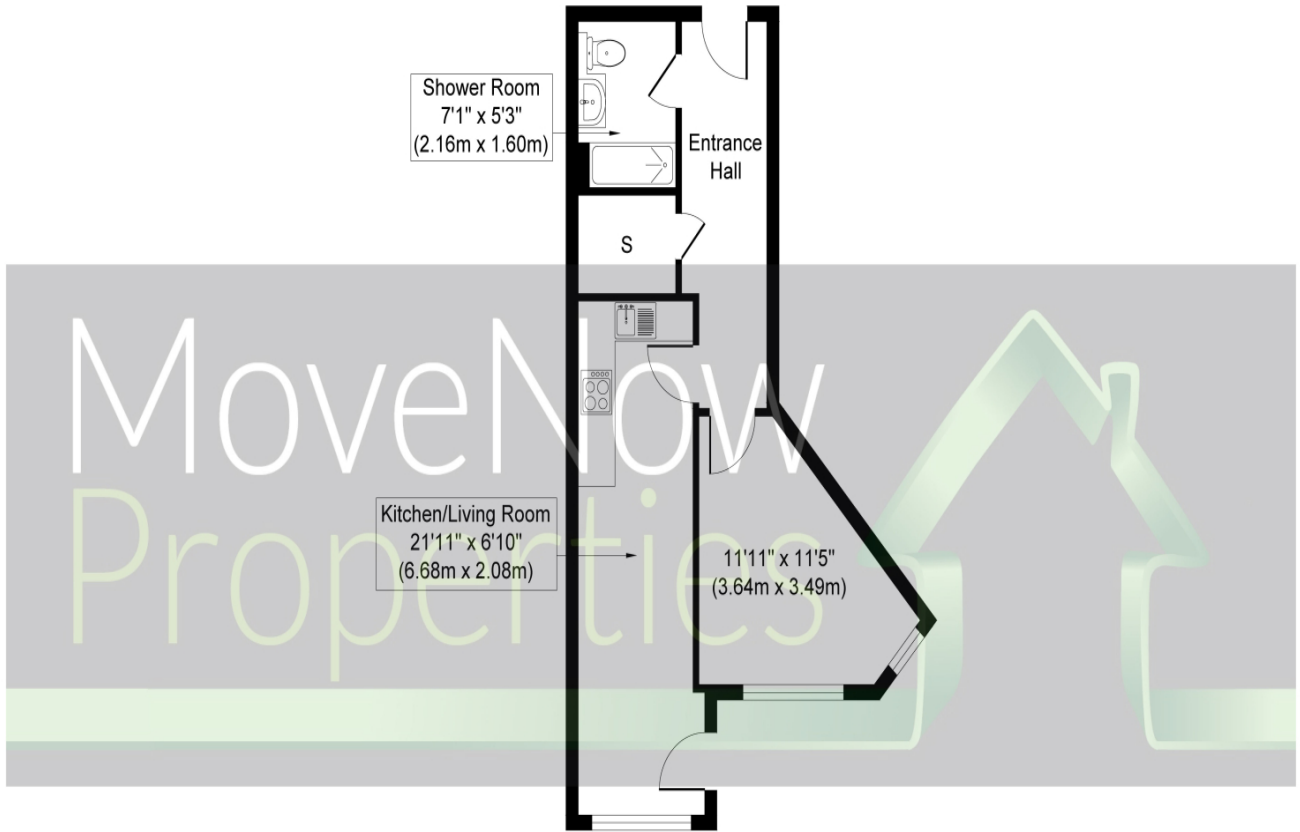




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Approximate Floor Area
382 sq. ft
(35.51 sq. m)



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		
(55-68)	D	69	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 003 Grosvenor House , WF1

