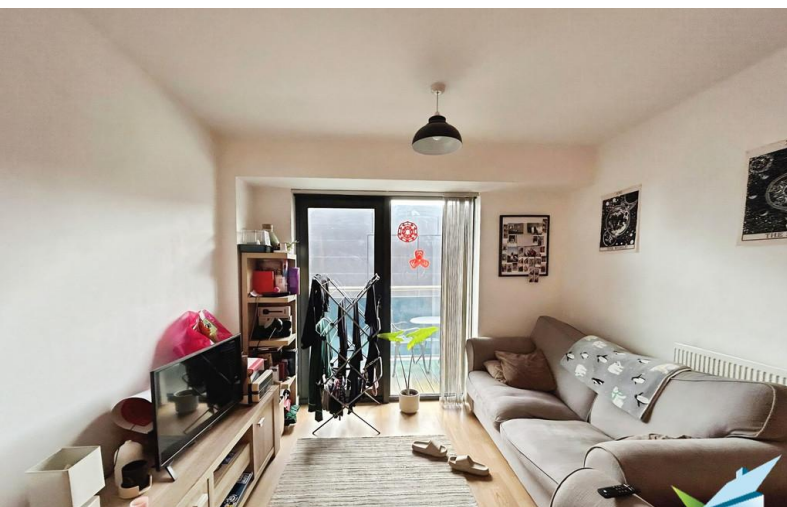


SOLD STC



Mulberry House, Burgage Square

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £74,995



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1 Bedroom, 1 Bathroom

Asking Price Of £74,995

- MODERN ONE BED APARTMENT
- INTEGRATED FRIDGE/FREEZER AND DISHWASHER
- DOUBLE BEDROOM - FIRST FLOOR
- LONG LEASE TERM
- OFFERED WITH VACANT



Martin & Co - Wakefield are delighted to bring to the sales market this Modern One Bedroom First Floor Modern Apartment situated in Wakefield City Centre within 30 yards of Westgate train station. This apartment also has close links to surrounding cities such as Leeds, Manchester and Sheffield via public transport or motorway. Also within close range of the Queen Elizabeth Grammar School and Thornes Park. Perfect opportunity for the First Time Buyer or Investor. The building does have EWS1. OFFERED WITH NO UPWARD CHAIN.

HALLWAY On entry to the property you will find the utility cupboard with plumbing for a washing machine, bathroom, bedroom and open plan living/kitchen. The property is located on the first floor. The apartment benefits from a large balcony, with plenty of space for outside seating to enjoy the summer months.

LIVING KITCHEN 10' 2" x 20' 4" (3.1m x 6.2m) Kitchen Area - Range of fitted wall and base units with white high gloss facia doors and contrasting counter top with single deep bowl single sink and mixer tap and stainless steel splash back. Four ring electric hob and built under oven. Integrated dishwasher and fridge/freezer, space for a small table and chairs, wood effect laminate flooring. Open through to the living area.

Living Area - radiator, aluminium double glazed single opening door with matching full height window opening to a large balcony, wood effect laminate flooring.

DOUBLE BEDROOM 8' 5" x 13' 9" (2.57m x 4.19m) Full height double glazed aluminium framed window, radiator.

BATHROOM/WC 5' 6" x 7' 3" (1.68m x 2.21m) A combined three piece white suite comprising of a rectangular bath with shower from the taps and glass



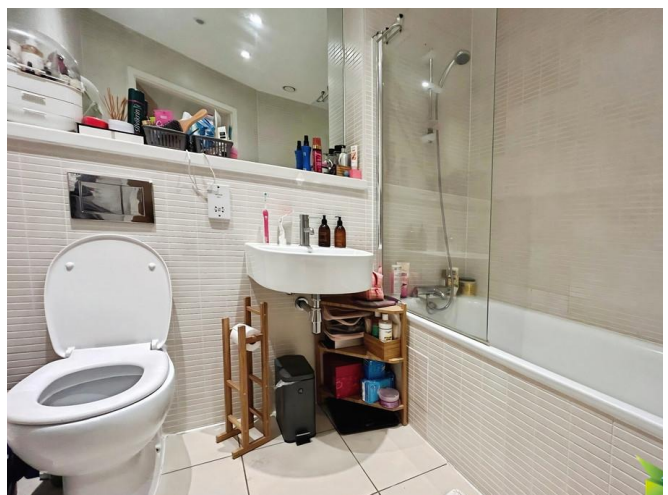
side screen, floating sink and low flush WC with concealed cistern. Tiled floor. Tiled to the walls. Large vanity mirror with shelf, chrome ladder style radiator

BALCONY 9' 5" x 5' 1" (2.87m x 1.55m) Decked floor, glass and steel balcony.

LEASE INFORMATION Vendor inform us the Ground Rent is £250.00 PA
Vendor informs us the Service Charge £2033.72 PA
Remaining Lease Term 234 years

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.





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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.