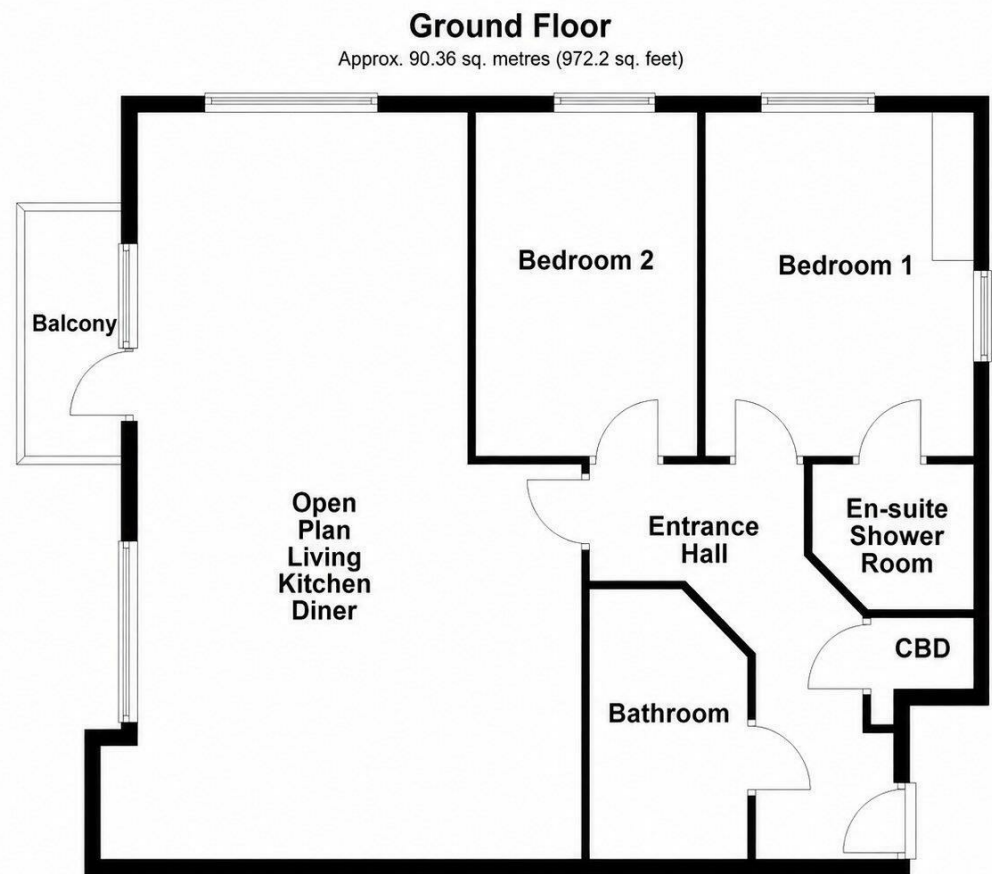
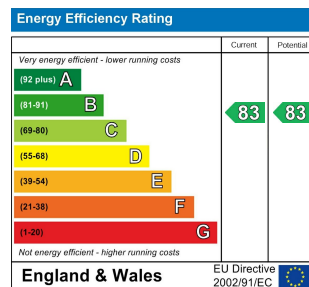




Total area: approx. 90.36 sq. metres (972.2 sq. feet)



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice

*your home may be repossessed if you do not keep up repayments on your mortgage



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRAC T & CASTLEFORD
01977 798 844



Apartment 4, Thornesgate Court Thornesgate Drive, Wakefield, WF2 8FX

For Sale Leasehold £215,000

A superb opportunity to purchase this beautifully presented two bedroom ground floor apartment, situated within a secure modern development and finished to an excellent standard throughout. Offering two generous double bedrooms, stylish open plan living, allocated parking with EV charging and an elevated balcony enjoying attractive views towards the golf course, this impressive apartment is ideally suited to first time buyers, professional couples or those looking to downsize.

The development is accessed through secure electric sliding gates leading to the communal car park, where the property benefits from its own allocated off road parking space and EV charging point. Landscaped communal gardens with established planted borders and paved pathways lead to the secure communal entrance, which benefits from a video entry system. Internally, the apartment comprises a spacious entrance hall with a large storage cupboard and access to a modern three piece bathroom, two well proportioned double bedrooms and an impressive open plan kitchen, dining and living space. The contemporary kitchen is fitted with a range of integrated appliances, whilst a door opens onto the elevated balcony, providing an ideal place to sit and enjoy the attractive outlook towards the golf course. The principal bedroom benefits from fitted double wardrobes with mirrored sliding doors and its own contemporary en suite shower room. Further benefits include UPVC double glazing and gas central heating throughout.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short distance away, making the property particularly convenient for commuters.

Finished to a high standard and offering secure, low maintenance living in an attractive setting, an early viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Central heating radiator and five doors providing access to the two bedrooms, open plan living kitchen diner, house bathroom and a large storage cupboard. There is also a video intercom/security system connected to the secure entrance gate.



BATHROOM/W.C.

6'5" x 9'3" [1.98m x 2.84m]

Fitted with a modern three piece suite comprising panelled bath with fully tiled surround, flush wall mounted mixer tap, shower over and glazed shower screen, low flush W.C. with concealed cistern and ceramic wash basin with chrome mixer tap set within a floating high gloss vanity unit. Part tiled walls, fully tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and shaver socket.



BEDROOM ONE

14'4" x 10'9" [4.38m x 3.30m]

Two UPVC double glazed windows creating a dual aspect to the front and side, central heating radiator, double wardrobe with mirrored sliding doors and access to the en suite wet room.



EN SUITE WET ROOM/W.C.

5'2" x 6'7" [1.60m x 2.02m]

Fully tiled walls and wet room flooring, low flush W.C., mixer shower with rainfall shower head and separate shower attachment, pedestal wash basin with chrome mixer tap, chrome ladder style radiator, inset spotlights to the ceiling, wall mounted shaver socket and extractor fan.



BEDROOM TWO

14'4" x 8'9" [4.37m x 2.69m]

UPVC double glazed window overlooking the front aspect and central heating radiator.



OPEN PLAN LIVING KITCHEN DINER

29'0" x 17'8" [8.84m x 5.41m]

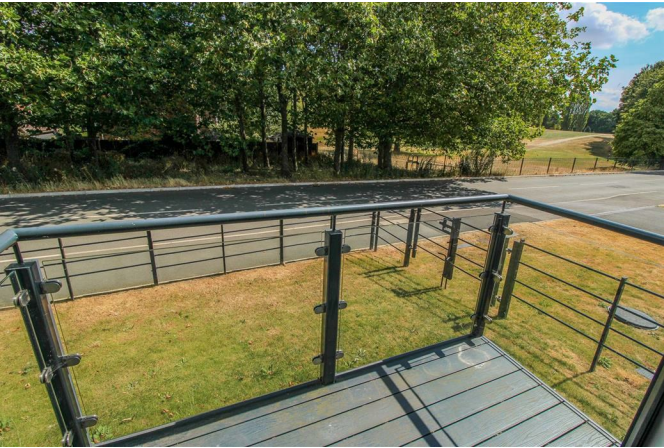
fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Incorporating a 1.5 stainless steel sink and drainer with swan neck mixer tap, integrated full size CDA dishwasher, integrated CDA washer dryer, integrated Neff oven and grill, integrated Neff microwave above, separate four ring induction hob with glass splashback and extractor hood above, integrated fridge and separate integrated freezer. Inset spotlights to the ceiling, LED under cabinet lighting and laminate flooring within the kitchen area. The living and dining area benefits from three UPVC double glazed windows, two to the side and one to the front, together with two central heating radiators. A UPVC double glazed door with built-in blinds and adjoining glazed panel provides access to the balcony.



BALCONY

4'2" x 9'6" [1.29m x 2.91]

Enclosed by metal railings with glass balustrading and timber decked flooring, enjoying elevated views towards Wakefield Golf Club.



OUTSIDE

The property is set within landscaped communal gardens and benefits from a secure gated car park. There is an allocated parking space with an electric vehicle charging point nearby, with access controlled by an electronic sliding security gate.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

LEASEHOLD

The service charge is £2,404.94 [pa]. The remaining term of the lease is 245 years [2026]. A copy of the lease is held on our file at the Wakefield office.