



1 Bed
Flat - Purpose Built
located in

Atelier Woodlands Village

Wakefield

WF1 5NZ



Asking price £54,950

Nestled in the charming Woodlands Village of Wakefield, this delightful ground floor studio apartment offers a perfect blend of comfort and convenience. Built in 2006, the property boasts a modern design that caters to contemporary living.

This purpose-built flat is perfect for individuals or couples seeking a low-maintenance lifestyle in a friendly community. The location is particularly appealing, with easy access to local amenities, parks, and transport links, making it an excellent choice for those who wish to explore the vibrant surroundings of Wakefield.

Whether you are a first-time buyer, investor or looking to downsize, this studio apartment presents a wonderful opportunity to own a piece of Woodlands Village. With its modern features, beautiful communal gardens and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming flat your new home.

Studio Room

16'9" plus recess x 16'8"

This spacious studio room offers a generous open-plan living space with light wooden flooring and neutral walls, creating a bright and welcoming atmosphere. A door leads directly outside, while a window allows natural light to fill the room. The area is large enough to accommodate both living and sleeping zones comfortably, ideal for flexible use.

Kitchen

6'5" x 4'6"

Adjoining the studio, the compact kitchen is fitted with light wood cabinets and dark worktops, housing an electric hob, oven, and a stainless steel sink. This practical space includes wall-mounted storage and a cooker hood, optimising functionality within a small footprint.

Shower Room

5'5" x 4'6"

The shower room features a corner shower enclosure, a toilet, and a pedestal sink, with a heated towel rail mounted on one wall. A window provides ventilation and natural light, keeping the space fresh and airy despite its compact size.

Communal Gardens

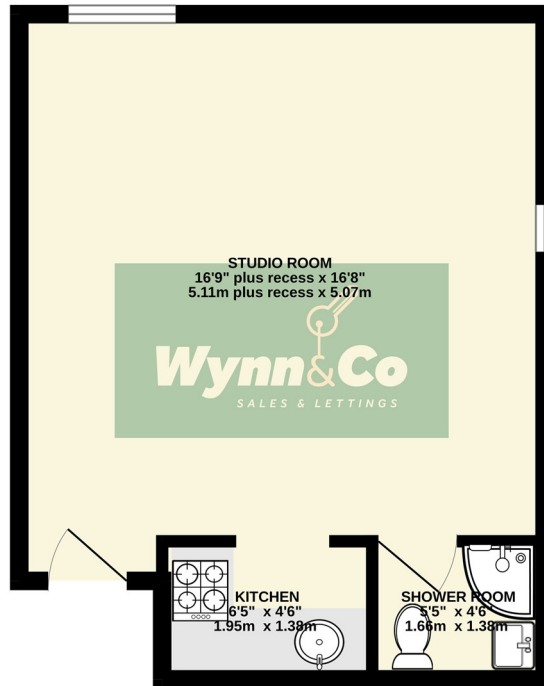
The property enjoys access to well-maintained communal gardens, offering spacious green areas dotted with mature trees and shrubs. These grounds provide a peaceful outdoor space perfect for relaxation or leisurely strolls, enhancing the overall living experience.

MISC

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

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