



£87,750

TENURE : LEASEHOLD

Dickinson Street, Wakefield, WF1 3PR

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

1 Bedroom

Garage

**Easy Access to Local
Amenities**

Transport Links

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

01924 249349


**MoveNow
Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this well-maintained and recently renovated ground floor apartment, offering modern living accommodation throughout. The property would make an ideal purchase for first-time buyers, downsizers, or investors looking to achieve a strong rental return.

Living Room

Measurements: 15'2" x 10'2" (4.62m x 3.09m)

Accessed via a UPVC entrance door, the spacious living room features carpet flooring, an electric heater, and a double glazed window overlooking the front. The room provides a comfortable and welcoming living space with open access through to the kitchen.

Kitchen

Measurements: 8'10" x 5'8" (2.70m x 1.72m)

The modern fitted kitchen offers a range of wall and base units complemented by work surfaces and tiled splashbacks. It includes a sink and drainer with mixer tap, integrated electric oven, electric hob, and space for a fridge freezer. There is also plumbing for a washing machine. A double glazed window to the front provides natural light also benefiting from underfloor heating.

Bedroom

Measurements: 12'1" x 11'1" (3.68m x 3.39m)

A well-proportioned double bedroom with carpet flooring, electric heater, and a useful storage area. A double glazed window overlooks the rear, creating a quiet and relaxing environment.

Shower Room

Measurements: 9'1" x 5'1" (2.78m x 1.54m)

The stylish shower room has been fitted with a double walk-in shower featuring a glass screen and electric shower. It also includes a wash basin set within a modern vanity unit, low flush WC, and wood-effect tiled flooring with underfloor heating.

Outside

To the front of the property is a small buffer garden with a pathway leading to the entrance door, along with a useful outdoor storage cupboard. To the side, the property benefits from a garage with electric door, providing additional storage or parking for 1 vehicle with additional parking in front of the garage.

Location

Situated in a convenient and popular residential area, the property benefits from easy access to local amenities, transport links, and nearby town centre facilities. The location makes it ideal for commuters and those seeking a well-connected yet quiet setting.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Leasehold

Approx 147 years remaining on the lease

Ground Rent & Service Charge – Approx £205 per quarter (which also includes buildings insurance)

Council Tax Band A

Property Type: Apartment

Construction type Brick built

Heating Type Electric heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains NA

Electricity Supply Mains Electricity

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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 drive and garage

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.

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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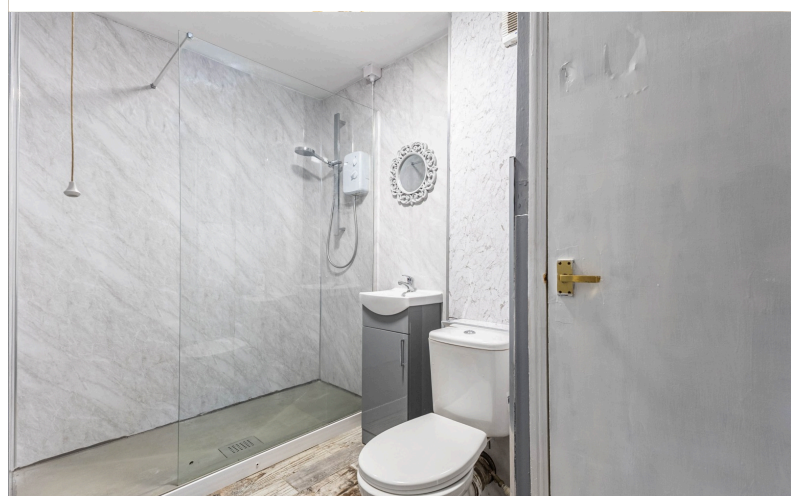
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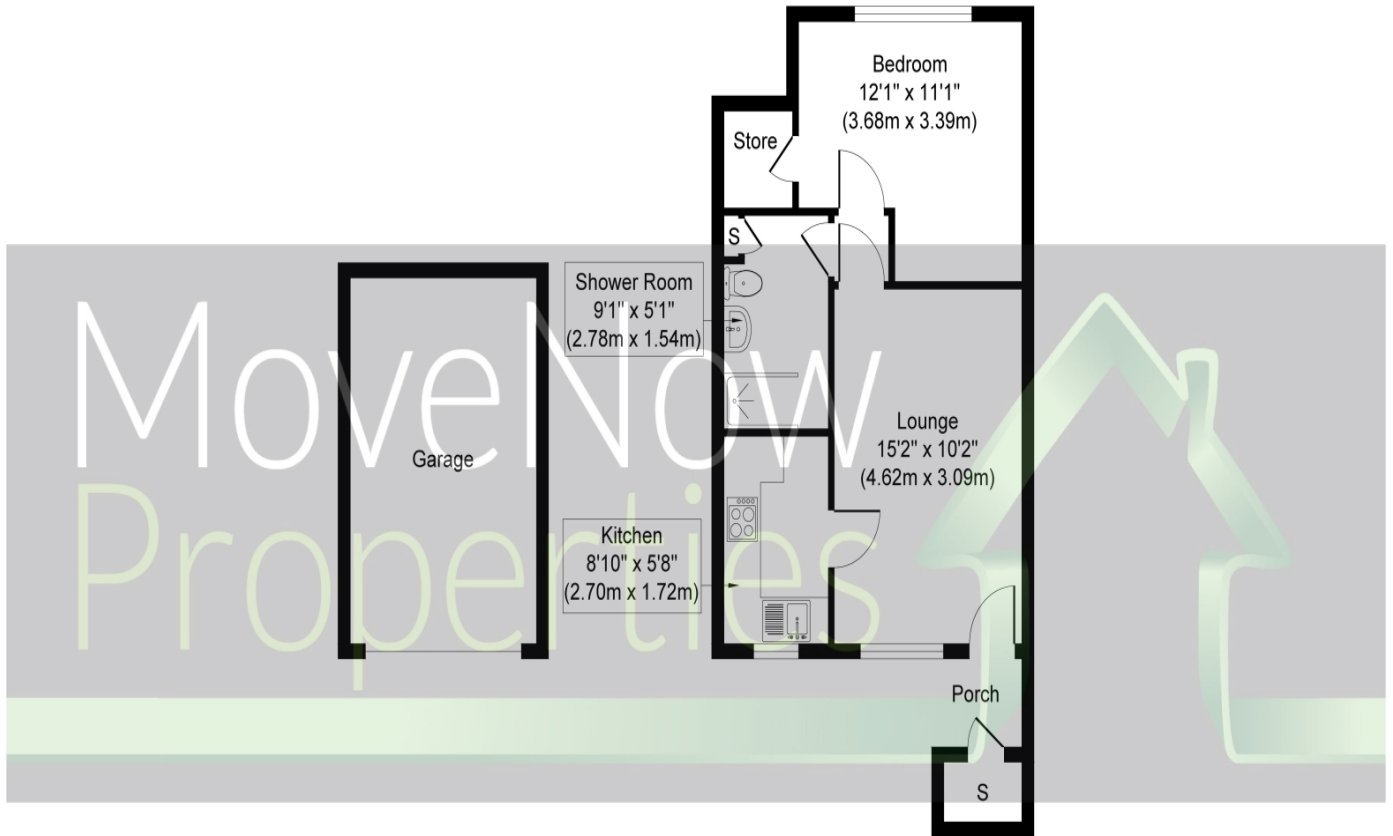
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Garage

Approximate Floor Area
424 sq. ft
(39.38 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		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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