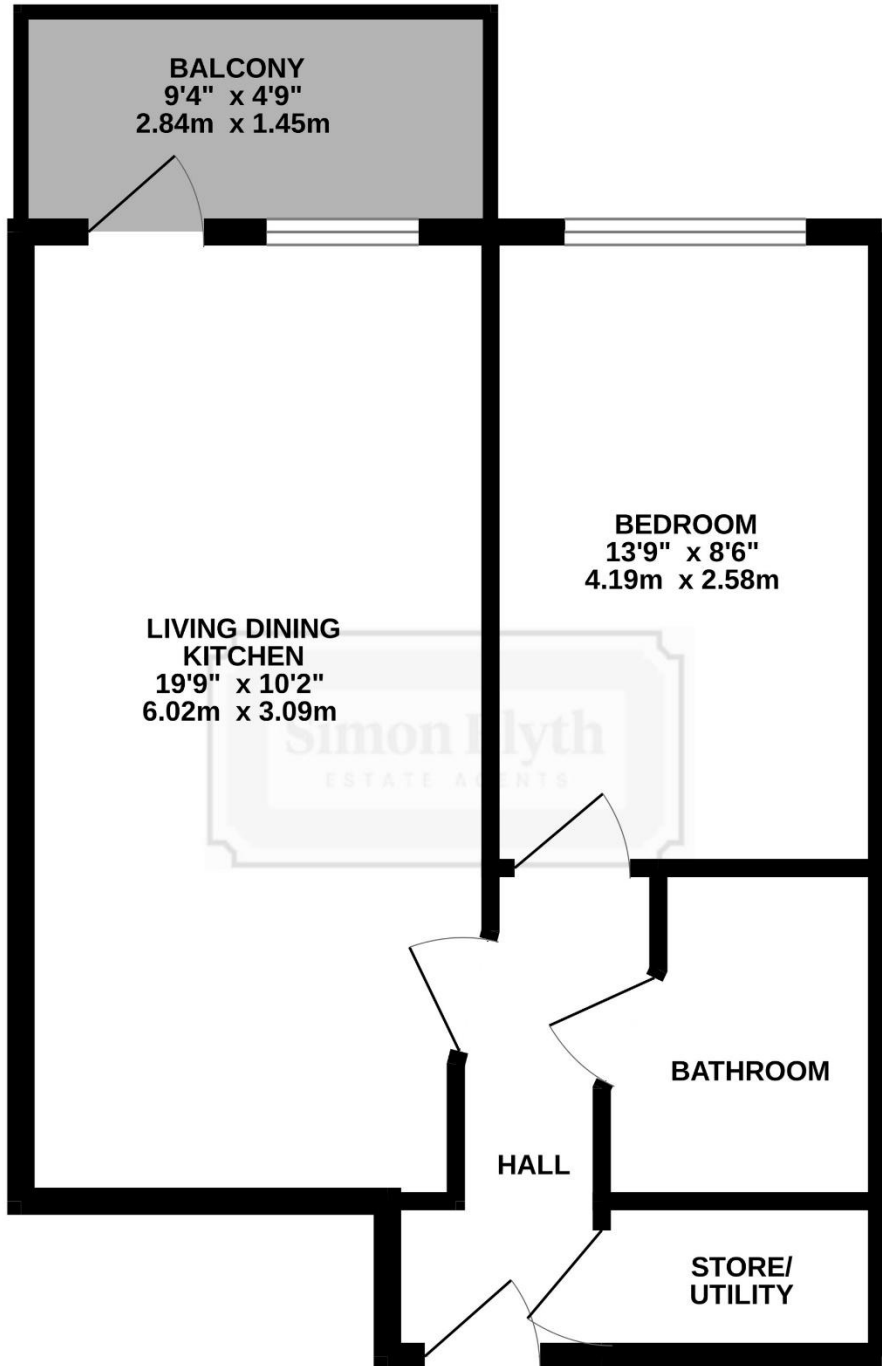




58 MULBERRY HOUSE, BURGAGE SQUARE, WAKEFIELD, WF1 2SE



MULBERRY HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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PROPERTY DESCRIPTION

A CONVENIENTLY POSITIONED, MODERN APARTMENT SITUATED IN THE HEART OF THE CITY CENTRE OF WAKEFIELD. WITHIN WALKING DISTANCE OF WAKEFIELD WESTGATE TRAIN STATION, BENEFITING FROM ALLOCATED PARKING CLOSE BY AND HAVING OFFERED AS A VACANT POSSESSION. THE APARTMENT IS SITUATED IN THE POPULAR MULBERRY HOUSE COMPLEX, WHICH BENEFITS FROM LIFT ACCESS, AND BALCONY WITH FAR REACHING VIEWS TOWARDS EMLEY MOOR MAST.

The accommodation briefly comprises of entrance foyer, lift and stair access to the second floor landing. The apartment features an entrance hall, utility room, open-plan living/dining-kitchen with balcony taking advantage of pleasant views. There is a spacious double bedroom and well equipped bathroom with three piece suite. The apartment benefits from parking available in Merchant Gate Car Park which is a short walk from Mulberry House.

Offers Around £92,000

ENTRANCE HALL

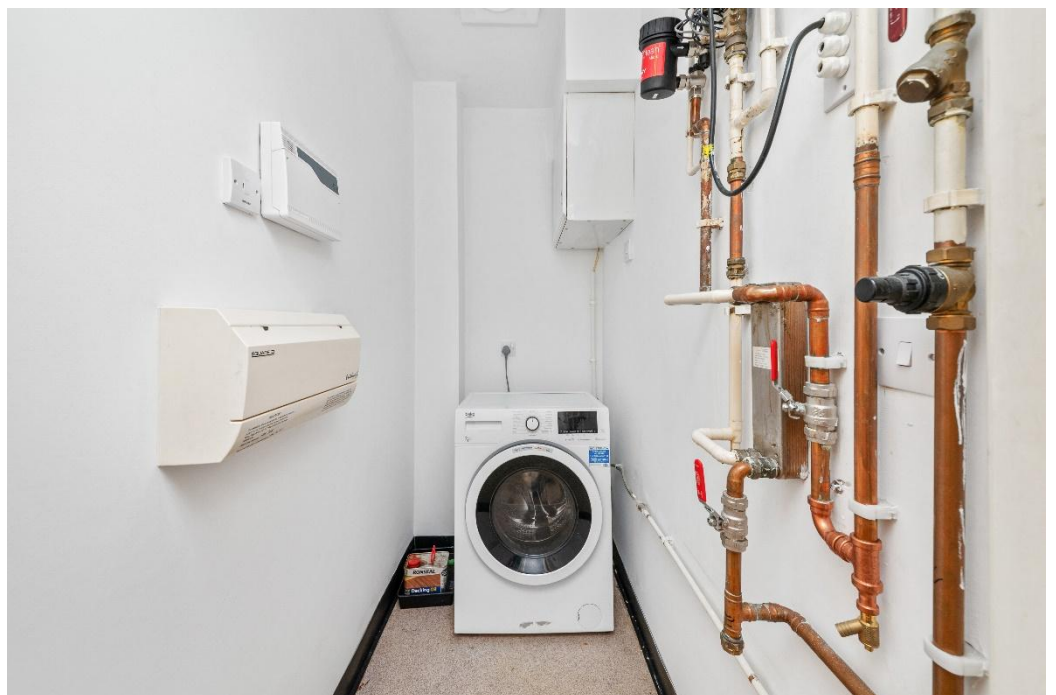
The apartment is positioned on the first floor of Mulberry House and there is an elevator as well as stairs for convenient access.

Enter into the apartment from the communal landing area into the entrance hall. The entrance hall features inset spotlighting to the ceiling, laminate flooring and doors provide access to the open plan living dining and kitchen, a generously proportioned double bedroom, bathroom and utility.



UTILITY ROOM

The utility features plumbing and provisions for an automatic washing machine. There is a ceiling light point, an extractor vent and space for additional storage.



LIVING DINING KITCHEN

Measurements – 19'9" x 10'2" (6.02m x 3.09m)

As the photography suggests, the open plan living dining kitchen room is a generously proportioned, light and airy space which features a double glazed aluminium door with adjoining window to the rear elevation providing access to the balcony. The high quality flooring continues through from the entrance hall and there are two pendant light points as well as inset spotlighting over the kitchen area. The kitchen area features fitted wall and base units with complimentary quartz work surfaces over which incorporate a stainless steel inset sink unit with chrome mixer tap. The kitchen is equipped with built in appliances including a four-ring ceramic hob with integrated cooker hood over, a built-in electric oven, an integrated under counter fridge unit and an in-built dishwasher. The kitchen area features a stainless-steel splashback, under unit lighting and soft closing doors. There is a radiator, two extractor vents and television and telephone points.







BALCONY

Measurements – 9'4" x 4'9" (2.84m x 1.45m)

The balcony features a brushed chrome handrail with glazed balustrade and timber decking. The balcony is a great space for sitting out and enjoying fantastic open aspect views across the city centre and with far reaching views towards Emely Moor Mast.





BEDROOM

Measurements – 13'9" x 8'6" (4.19m x 2.58m)

The bedroom can accommodate a double bed with ample space for free-standing furniture. There is a double glazed aluminium window towards the rear elevation, a central ceiling light point, radiator, telephone point and extractor vent to the ceiling.



BATHROOM

The bathroom features a modern contemporary three-piece suite which comprises of an inset bath with shower head mixer tap, a wall hung wash hand basin with chrome monobloc mixer tap and a low-level W.C. with concealed cistern and push button flush. There is attractive tiled flooring and tiling to the walls, a chrome ladder style radiator, shaving point and an extractor fan. Additionally, there is inset spotlighting to the ceiling on a remote sensor and a vanity mirror with display shelving.



ADDITIONAL INFORMATION - LEASEHOLD

There is one reserved car parking space in Merchant Gate car park available if so desired.

The property includes a secure bike store accessed via a ramp at the rear of the property. This is accessed using a key fob and entrance code.

There are 235 years remaining on the term of the lease as of 2025.

The service charge is £1168.00 per 6 months (this has been paid in full until December 2026) and ground rent is £250.00 per year. The property comes with a reserved car parking space in Merchant Gate car park with a service charge of £258.00 per year.

We hold a copy of the lease should this be requested.





ADDITIONAL INFORMATION

EPC rating - B

Property tenure – Leasehold. Information to be found in the brochure.

Local authority - Wakefield Metropolitan District Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/09/2025

PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259