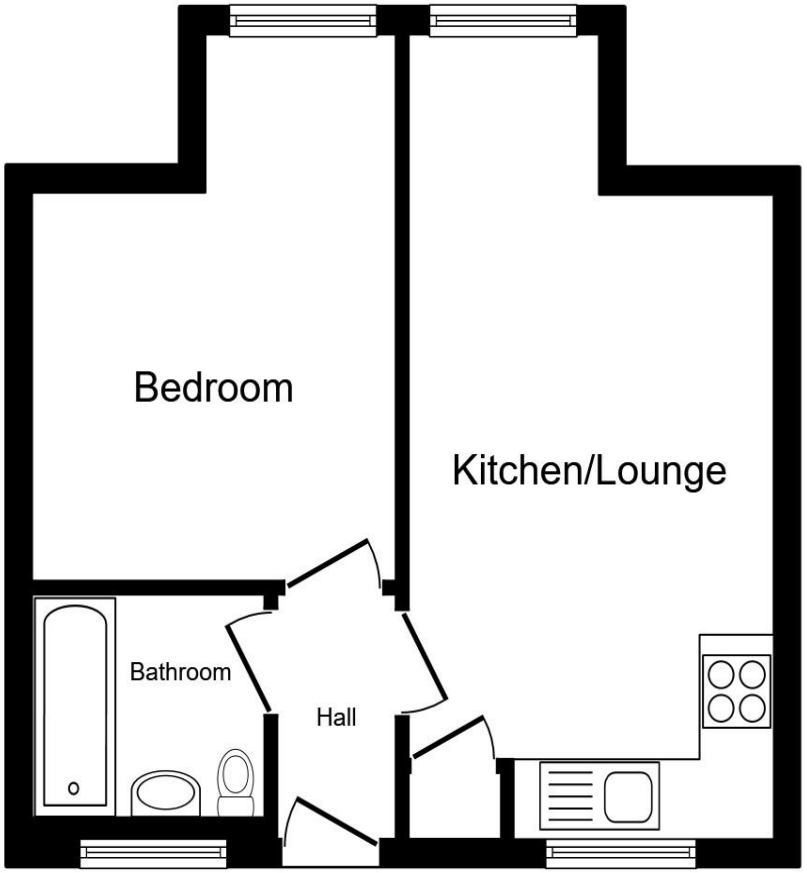
Linden House Manygates Park,WAKEFIELD WF1 5AR

william
h brown

welcome to

Linden House Manygates Park, WAKEFIELD

Fixed price £70,000. Welcome to the market this 1 bedroom apartment at Manygates Park! This property is ideal for first time buyers, students or the young professional! This property is only walking distance to Wakefield city centre, Pinderfields Hospital, great transport links like the M62 or M1, a



Ground Floor

Kitchen/Lounge
19' 3" max x 9' 7" max (5.87m max x 2.92m max)

Bedoom 1
13' 2" max x 9' 5" max (4.01m max x 2.87m max)

Total floor area 32.9 m² (354 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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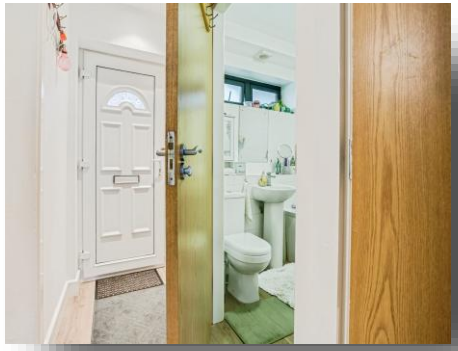
Linden House Manygates Park, WAKEFIELD

- Fixed price - £70,000
- 1 bedroom apartment close to Wakefield city centre!
- Integral appliances in kitchen
- Leasehold property!
- Allocated parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1600.00
Ground Rent: 332.72

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127535

Property Ref:
WAK127535 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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