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Wentworth Lodge, 3 Wentworth Terrace

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £125,000

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- GRADE II LISTED BUILDING
- GROUND FLOOR APARTMENT
- TWO BEDROOMS (1 SINGLE 1 DOUBLE)
- DESIRABLE AND SOUGHT AFTER ST JOHNS AREA

Martin & Co – Wakefield are pleased to offer for sale this spacious, Grade II-listed, two-bedroom ground floor apartment. Situated within the historic Wentworth House on Wentworth Street, a desirable conservation area in the St Johns district of Wakefield, it is within walking distance of the city centre. The property benefits from electric heating and features an open-plan living/kitchen/dining area with French doors opening onto a communal enclosed garden with a rear patio. There is a refurbished bathroom and an allocated parking space for one vehicle, secured behind a remote-controlled gate. This apartment represents an ideal purchase for investors, first-time buyers, or those looking to downsize. Early viewing is highly recommended.

COMMUNAL ENTRANCE HALL Leading to the apartment door. Coded door access to cellar housing the electric meter and having an allocated cage for storage/bike purposes. Main entrance doors to front and rear with key fob access.

LIVING/KITCHEN/DINER 22' 1" x 12' 9" reducing to 11' 3" (6.73m x 3.89m) Lounge Area - Sealed unit double glazed French Doors opening to the rear, wall mounted electric heater, feature roof lantern skylight window, being open to the kitchen/dining area, door to inner hallway. Recessed ceiling lights.

Kitchen/dining area - Range of modern fitted wall and base units with white high gloss facia doors and contrasting work surface incorporating a stainless steel circular sink and drainer with mixer tap, integrated dishwasher, four ring electric hob and built under oven, splash back and stainless steel extractor hood, matching free standing Island Unit/Breakfast bar with low level drawers, glass top and providing seating for two, tiled floor, wall mounted electric heater. Intercom telephone. Recessed ceiling lights.





INNER HALLWAY Doors leading to two bedrooms and bathroom/WC. Large storage cupboard housing plumbing for a washing machine.

BEDROOM ONE 18' 7" reducing to 12' 4" x 8' 0" (5.66m x 2.44m) Sealed unit double glazed window. Wall mounted electric heater. Recessed ceiling lights.

BEDROOM TWO 9' 1" x 6' 3" (2.77m x 1.91m) Air flow system. Sealed unit double glazed window. Wall mounted electric heater. Recessed ceiling lights.

BATHROOM/WC 5' 2" x 6' 9" (1.57m x 2.06m) Being refitted in August 2024 comprising of a three piece white suite with rectangular panelled bath and rain shower over plus personal hand held attachment and glass shower screen, vanity sink unit with low level storage cupboard, low flush WC, chrome electric heated towel rail, wood effect vinyl flooring.

OUTSIDE The property fronts onto Wentworth Terrace

and is accessed via a communal entrance leading into the main hallway. To the rear, there is a secure, gated parking area which includes an allocated space for Number 3 Wentworth Terrace, in addition to a communal lawned garden. The apartment also benefits from a paved patio area, accessed through French doors from the apartment. A secondary communal entrance at the rear provides further access to the main entrance hall. Skylight window, bedroom windows and French doors have all being replaced.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money



laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.

LEASE INFORMATION There is a nominal peppercorn rent for the ground rent.
Service charge is £2070 PA
Remaining lease term is 976 years.
Council tax band is B
EPC rating is E



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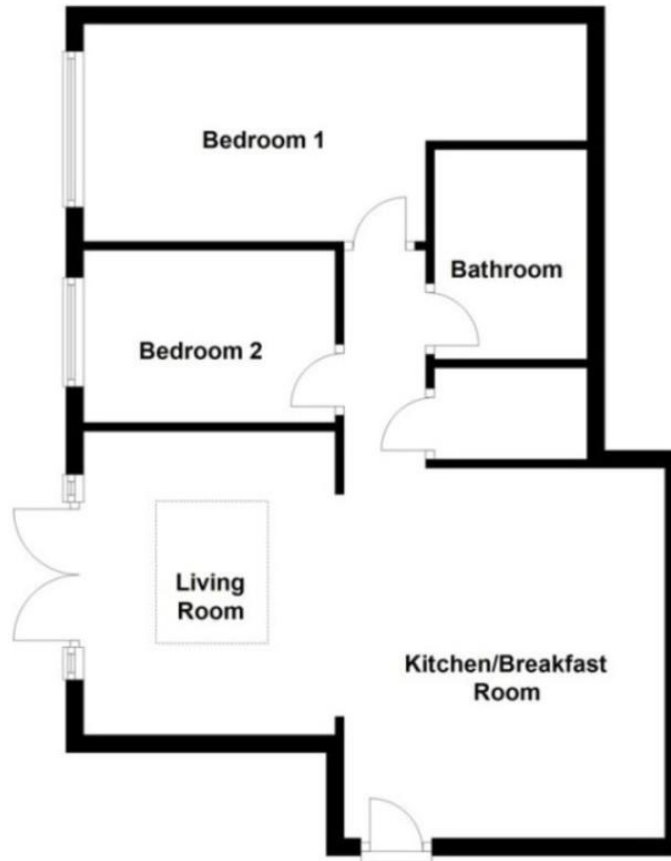
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Ground Floor



Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.