



£120,000

TENURE : LEASEHOLD

Cliff Villa Court, Wakefield, WF1

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two well-proportioned double bedrooms

Modern fitted kitchen with integrated appliances

Spacious first floor apartment

Secure communal entrance with intercom system

Bright living room with Juliet balcony

Allocated and visitor parking

Movenowproperties.com LTD
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Website: <https://movenowproperties.com>


MoveNow
Properties

Movenowproperties are proud to present this well-presented and generously proportioned two-bedroom first floor apartment, offering comfortable modern living in a highly convenient setting. Ideal for first-time buyers, professionals or investors, this attractive home combines practical design with bright, airy spaces throughout.

Communal Entrance

A well-maintained communal area accessed via a secure telephone entry system. Stairs lead to the first floor, where a private storage cupboard houses the combi boiler.

Entrance Hall

A private and welcoming entrance hall with carpet flooring, radiator and intercom system. Includes a useful storage cupboard and provides access to all rooms within the apartment.

Living Room

Measurements: 14'6" x 12'10" (4.43m x 3.90m)

A spacious and light-filled living area featuring carpet flooring, two radiators and a large double glazed window to the front. Patio doors open onto a charming Juliet balcony, allowing plenty of natural light and creating an airy feel.

Kitchen

Measurements: 9'1" x 7'5" (2.78m x 2.27m)

A modern and functional kitchen fitted with a range of wall and base units complemented by work surfaces and tiled splash backs. Includes an integrated electric oven, hob with extractor hood, porcelain sink with mixer tap, and plumbing for both a washing machine and dishwasher. Space is also available for a full-height fridge freezer. A rear-facing window and tiled flooring complete the space.

Bedroom One

Measurements: 12'9" x 10'5" (3.89m x 3.17m)

A generous double bedroom with carpet flooring, radiator and a double glazed window overlooking the front.

Bedroom Two

Measurements: 10'8" x 9'3" (3.26m x 2.82m)

A second double bedroom, equally well-proportioned, with carpet flooring, radiator and a rear-facing double glazed window. Finished with coving to the ceiling.

Bathroom

Measurements: 6'7" x 5'7" (2.00m x 1.70m)

A well-appointed bathroom (not specified but implied), offering a clean and functional space to serve the apartment.

Outside

The property benefits from allocated parking along with additional visitor spaces. Surrounded by attractive communal gardens, this apartment enjoys a pleasant setting while remaining conveniently close to the town center and local amenities.

This fantastic apartment offers a great opportunity to acquire a stylish and low-maintenance home in a desirable and well-connected location.

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Tenure: Leasehold

Approx 972 years remaining

Service Charge – Approx £920 pa

Ground Rent – Approx £50 pa

Insurance – Approx - £206pa

Please note that the purchaser will acquire a one eighteenth (1/18th) share of the freehold for the building, in addition to the property itself.

The buyer will also become a director of the management company responsible for the ownership and administration of the freehold, including the maintenance, insurance, and management of the common parts.

Council Tax Band B

Property Type: Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

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, allocated and visitors

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.

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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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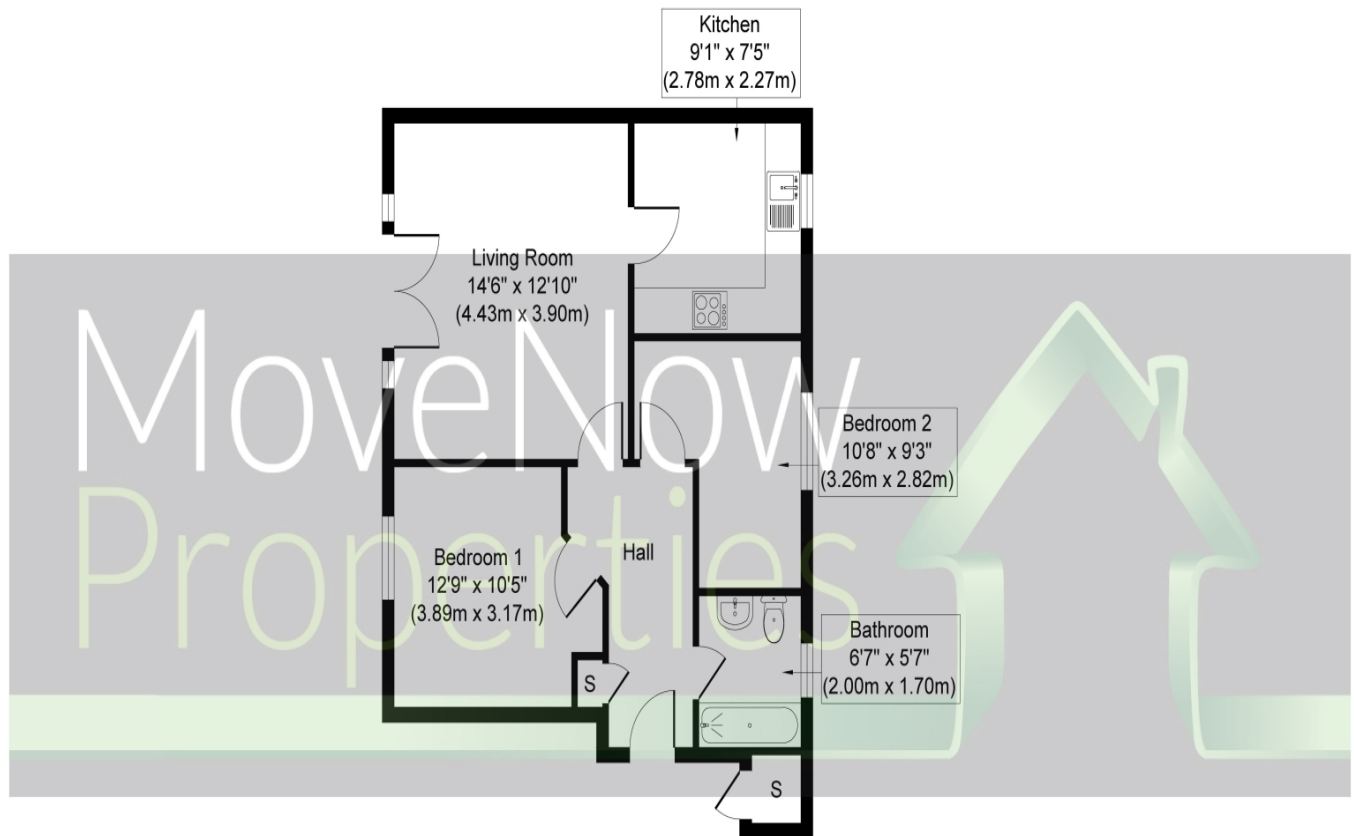
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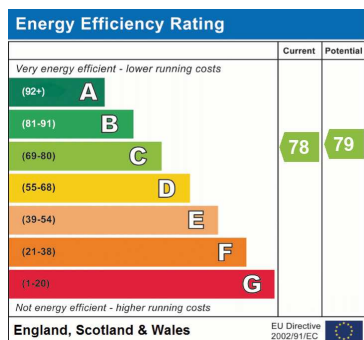


Approximate Floor Area
589 sq. ft
(54.72 sq. m)



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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