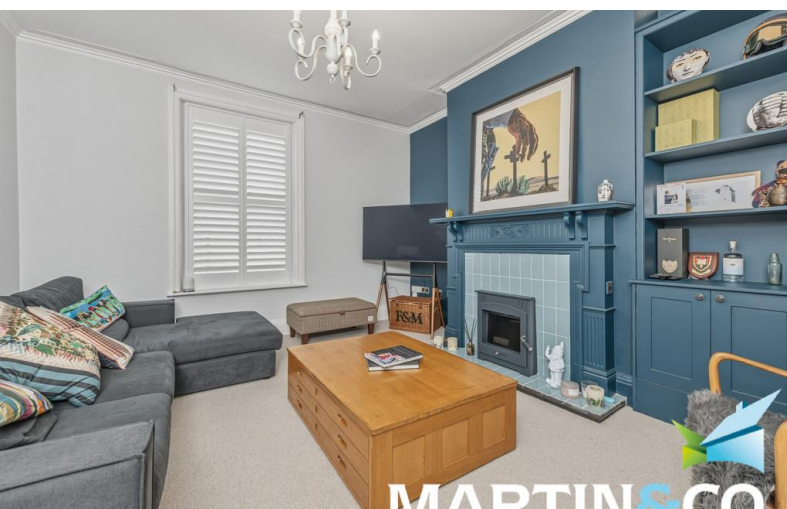


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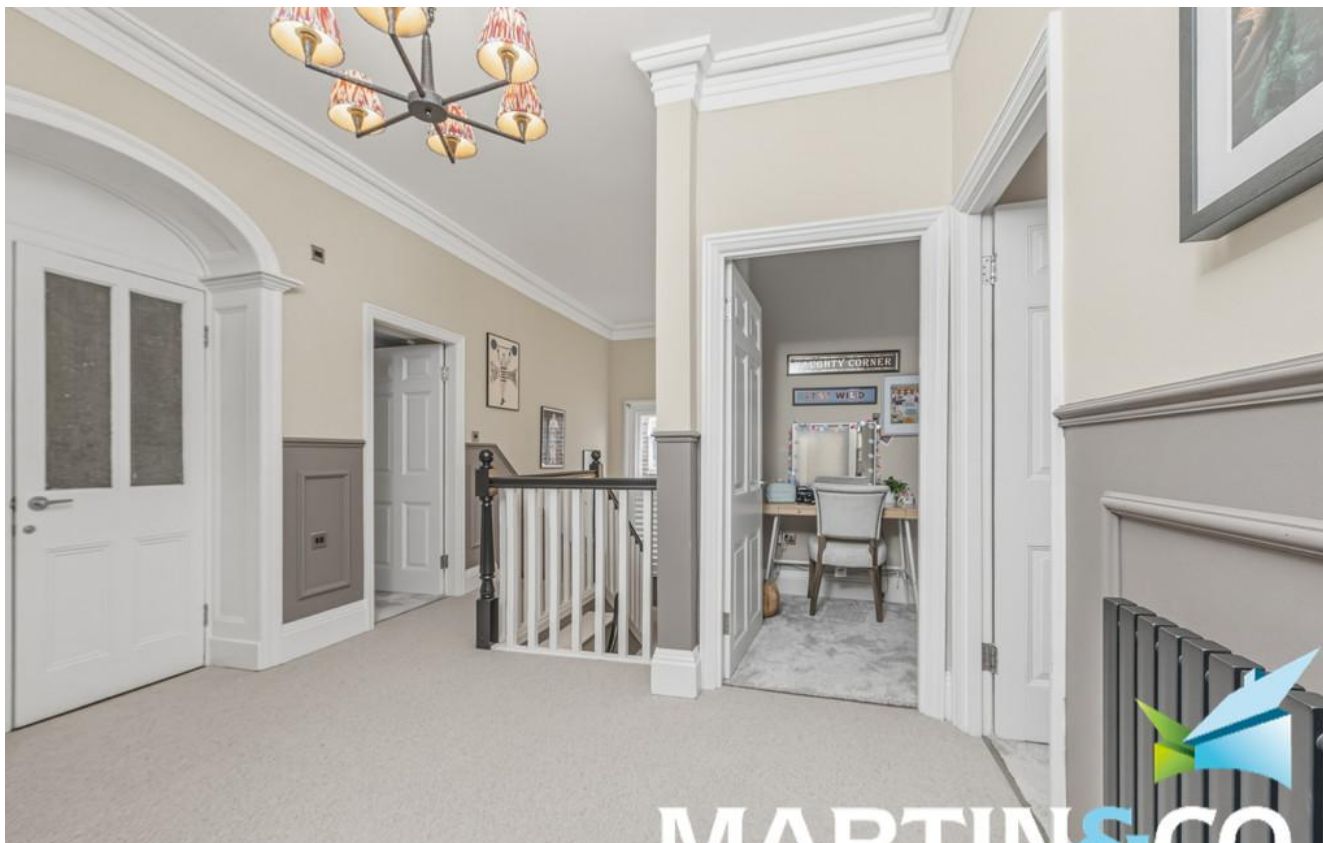


Bond Street, Wakefield

3 Bedrooms, 3 Bathroom, Apartment

Asking Price Of £230,000

MARTIN&CO

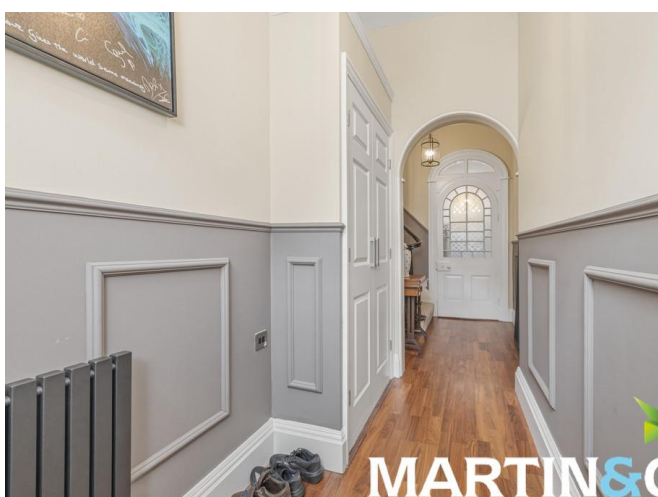


Bond Street, Wakefield

3 Bedrooms, 3 Bathroom

Asking Price Of £230,000

- STUNNING FIRST FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS (TWO ENSUITE)
- CONTEMPORARY RE FITTED



Martin & Co Wakefield are delighted to present to the sales market this exceptional and generously proportioned three-bedroom, three-bathroom first-floor apartment, located in the highly sought-after and prestigious St Johns area of Wakefield.

This impressive property boasts a wealth of attractive features, including a stunning and spacious reception landing leading to an elegant living room, a beautifully refitted contemporary kitchen/breakfast room with integrated appliances, three well-proportioned double bedrooms, two of which benefit from en-suite facilities, and a stylish main bathroom.

The apartment further benefits from high ceilings, original decorative cornicing, majority new floor coverings, recent redecoration, new Anthracite radiators, and two dedicated off-street parking spaces. Access is provided via two grand private entrances, located on Bond Street and Laburnum Road.

Offering broad appeal to a range of purchasers, including professionals, families, and investors, the property enjoys a highly convenient location within walking distance of Wakefield city centre. It is also ideally situated close to Wakefield College, as well as the highly regarded Wakefield Girls' High School and Queen Elizabeth Grammar School.

This is a rare opportunity to acquire a substantial and characterful apartment in one of Wakefield's most desirable residential locations.

NO ONWARD CHAIN

ENTRANCE HALL The property is accessed via a stunning private entrance hall, with entrances from both Laburnum Road and Bond Street, leading into an impressive ground-floor reception hallway. Rich in



original character, this welcoming space features high ceilings, wood-effect flooring, two new anthracite electric radiators, a built-in double coat cupboard, a meter cupboard, and an alarm control panel. A striking wide turning staircase, complemented by a newly fitted stair carpet and an elegant polished oak balustrade, rises gracefully to the first-floor landing. Natural light floods the area through a large feature double-glazed window, complete with fitted half-height wooden shutter blinds, further enhancing the sense of space and grandeur.

FIRST FLOOR LANDING The generous first-floor landing provides access to the lounge, kitchen/breakfast room, all three double bedrooms, and the family bathroom/WC. Showcasing an abundance of period character, this impressive central space features high ceilings, original cornicing, a newly fitted carpet, two elegant Pooky wall lights complemented by a matching central ceiling light, and a new anthracite electric radiator. Thoughtfully presented and filled with natural charm, the landing contributes significantly to

the property's sense of space, sophistication, and grandeur.

LOUNGE 14' 9" x 13' 1" (4.5m x 3.99m) An opulent and elegant lounge, beautifully appointed and rich in character, centred around an attractive fireplace featuring a decorative tiled inset and hearth, complemented by a newly installed electric stove-effect fire. The room is further enhanced by a bespoke hand-built bookcase with a double storage cupboard beneath, fitted within the chimney breast recess, a new anthracite electric radiator, and a sealed-unit double-glazed sash window with a full-height fitted wooden shutter blind. Original cornicing and high ceilings add to the room's period appeal, while tasteful redecoration and a newly fitted carpet create a refined and welcoming atmosphere. This impressive reception room successfully combines timeless elegance with modern comfort.

KITCHEN/BREAKFAST ROOM 14' 0" x 14' 11" (4.27m x 4.55m) Beautifully refitted to an exceptional standard,



the kitchen/breakfast room features a contemporary range of wall and base units with matching drawers, complemented by premium Estatuário porcelain/sintered ceramic worktops. A sleek inset induction hob with a built-under electric oven is seamlessly integrated into the design, while the focal point of the room is a substantial central island incorporating a breakfast bar with seating for four. The island is finished with matching premium Estatuário porcelain/sintered ceramic worktops and incorporates a deep inset sink with mixer tap and integral drainer.

Integrated appliances include a fridge, freezer, and pull-out waste bin, together with a concealed hot water boiler with programmable controls, housed within a full-height unit that also provides plumbing and space for a washing machine and ventilation for a tumble dryer. Further features include a new anthracite electric radiator, recessed ceiling spotlights set within a high ceiling adorned with original cornicing, and two built-in double storage cupboards within the chimney breast recess, thoughtfully designed to complement the kitchen cabinetry.

Natural light is provided by a sealed-unit double-glazed sash window fitted with a full-height wooden shutter blind, while high-quality Amtico flooring completes this elegant, highly functional, and beautifully presented space.

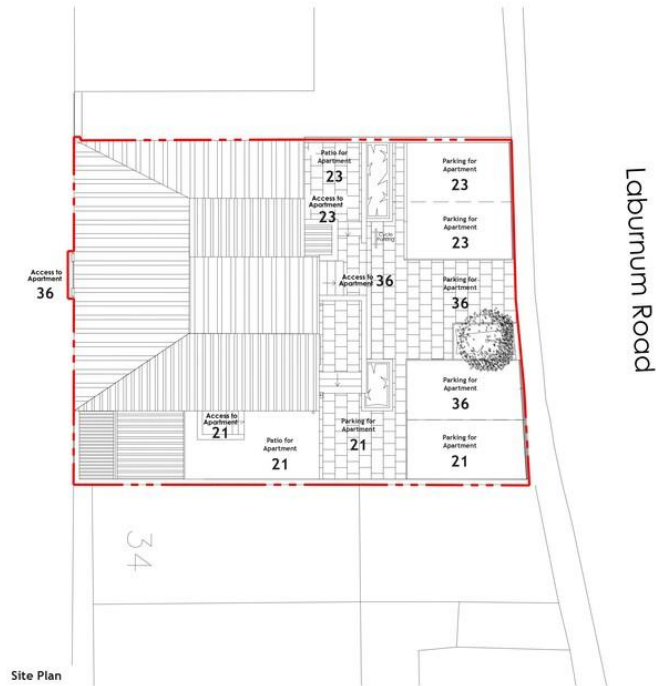
MASTER BEDROOM 11' 9" x 13' 2" (3.58m x 4.01m) A spacious double bedroom, beautifully presented and featuring a high ceiling with original cornicing, a new anthracite electric radiator, and a sealed-unit double-glazed sash window fitted with a newly installed full-height wooden shutter blind. The room also benefits from a built-in double wardrobe, providing excellent storage, and is finished with a newly fitted carpet, creating a comfortable and inviting atmosphere. Direct access is provided to a contemporary en-suite



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36 BOND STREET, WF1 2QP
Gross Internal Area 113.2m² (1215ft²)



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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.