

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Cricketers Approach, Wrenthorpe,

WF2 0JH

2 Bedroom, Ground Floor

Apartment

£110,000



Movenowproperties are pleased to offer this spacious, 2 bedroom ground floor apartment. Situated in a peaceful location, benefitting from allocated parking and attractive front garden, this apartment must be viewed to be appreciated.

This property is currently rented, however can be sold with vacant possession.

Accommodation briefly comprises:

Entrance Porch

Having UPVC entrance door, laminate flooring, electric heater, coat hooks and door leading to living room.

Living Room

Measurements: 16' 3" x 11' 4" (4.96m x 3.45m)

A spacious living room with carpet flooring, radiator, coving to ceiling and double glazed window overlooking the front.



Kitchen

Measurements: 9' 10" x 8' 6" (3.00m x 2.60m)

Having a range of modern wall and base units, complementary work surfaces, electric oven with gas hob & integrated cooker hood, tiled splash back, 1.5 sink with drainer and mixer tap, integrated washing machine, fridge freezer, laminate flooring and double glazed window overlooking the front.



Hall

Leading from the living with carpet flooring, doors to bedrooms and bathrooms. Also offering a spacious storage cupboard.

Bedroom 1

Measurements: 12' 5" x 9' 5" (3.78m x 2.86m)

A good sized bedroom with carpet flooring, neutrally decorated walls, radiator and double glazed window overlooking the rear.



Measurements: 9' 6" x 6' 9" (2.90m x 2.07m)

A good sized bedroom with carpet flooring, neutrally decorated walls, radiator and double glazed window overlooking the rear.



Bathroom

Measurements: 8' 7" x 6' 2" (2.61m x 1.89m)

Comprising of a 3 piece suite in white having low flush WC, pedestal wash basin, bath with overhead electric shower, tiling to walls, vinyl flooring, radiator, extractor fan and useful storage cupboard with radiator and shelf.



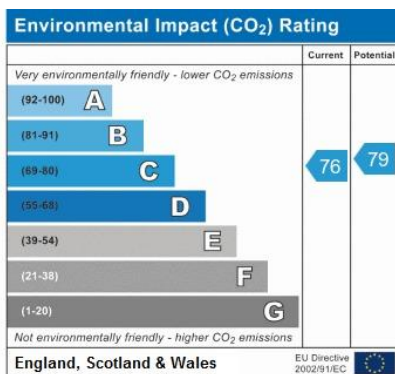
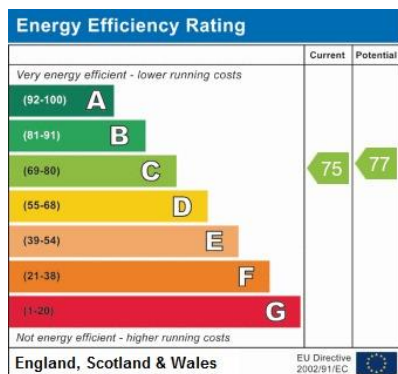
Outside

Having allocated parking space to the rear of the property.
To the front of the property is an attractive garden with space for seating.

Tenure

Leasehold
Approx 159 years remaining
Ground rent £25pa
Service Charge – N/A

EPC

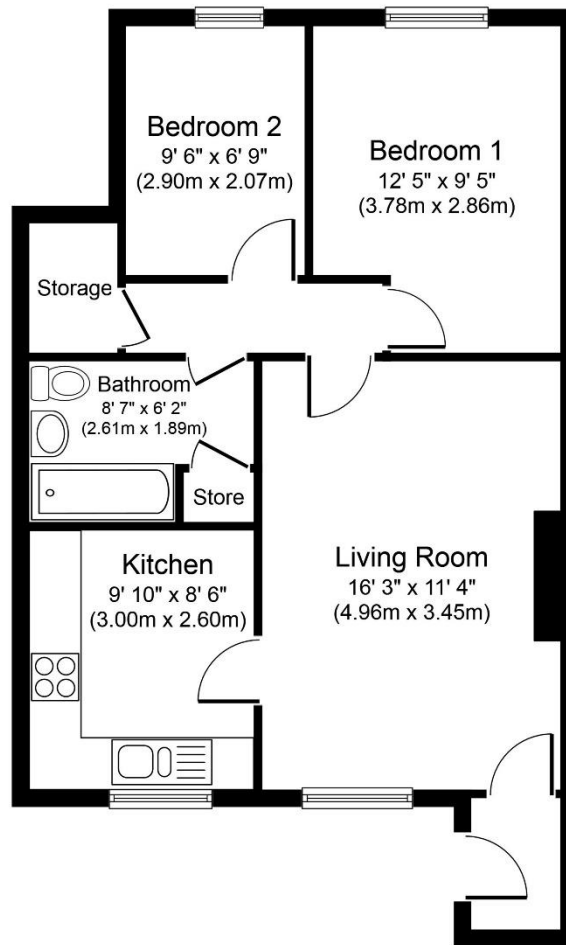


Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

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.



Approximate Floor Area
354 sq. ft.
(32.9 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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