

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

Woodlands Croft, Sandal,

WF2 7LH

2 Bedroom, Penthouse Apartment

£249,995



Movenowproperties proudly presents this stunning penthouse apartment, nestled within the secure confines of a sought-after gated community. Boasting 2 double bedrooms, 2 bathrooms, and the convenience of 2 parking spaces, this residence epitomises luxury living. The meticulously manicured communal gardens enhance its allure, making it a must-see property for discerning buyers.

- Luxurious Penthouse Apartment featuring 2 Double Bedrooms
 - 2 Lavish Bathrooms for added comfort and convenience
- Expansive Open Plan Living Space seamlessly integrates kitchen, dining, and living areas, enhanced by triple aspect windows
 - Modern Kitchen boasting integrated appliances for culinary convenience
 - Impeccably Maintained Communal Areas for a welcoming ambiance
 - Exclusive Access to 2 Dedicated Parking Spaces for residents' convenience
- Secure Gated Community offering peace of mind and privacy

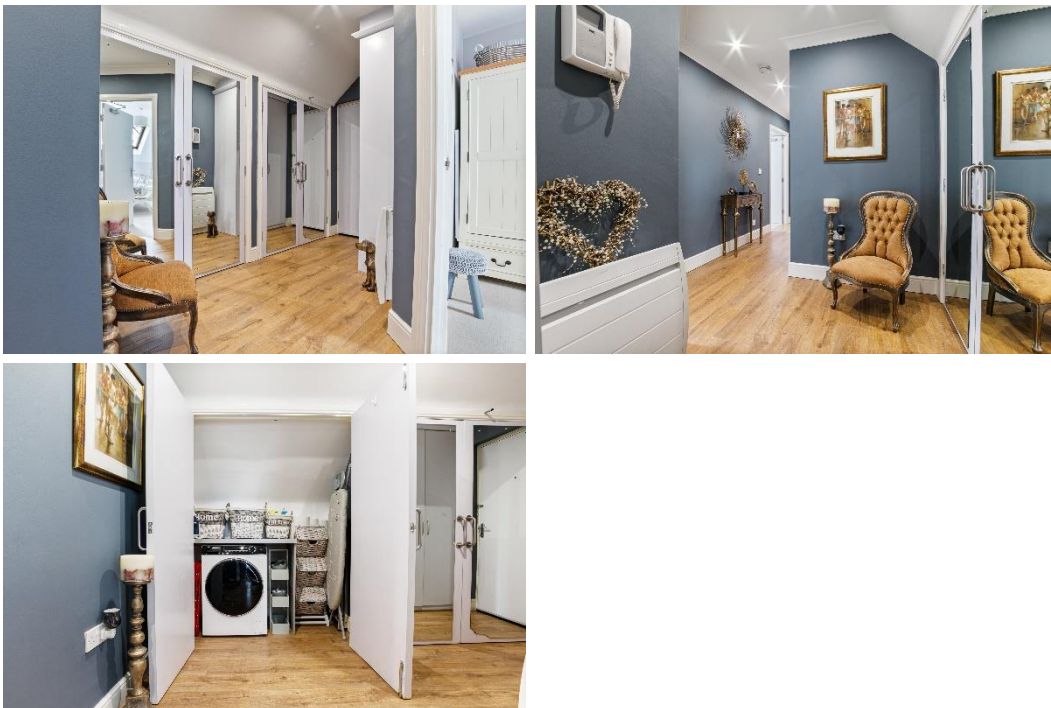
Accommodation Briefly Comprises:

Communal Entrance

As you step into the communal entrance, you're greeted by a well-maintained hall, complete with stairs and handrails leading to the second floor. Natural light floods through the large Velux window, creating an inviting atmosphere complemented by electric heaters. Mailbox and communal storage facilities add to the convenience and functionality of this space.

Entrance Hall

Upon entering the apartment, you're met with the warmth of wood-effect laminate flooring and ample storage solutions for coats and shoes. Adjacent storage cupboards house essential utilities, including water heater and plumbing for a washing machine offering a pleasant utility area, while a video intercom system ensures security and peace of mind.



Living Room / Dining Room / Kitchen

Measurements: 25' 10" x 14' 5" x (7.87m x 4.40m)

The heart of the home lies in its open-plan living room, dining room, and kitchen area, bathed in natural light streaming through clear windows offering views of the front, rear, and side. The wood-effect laminate flooring exudes elegance, complemented by two electric heaters and recessed spotlights. The kitchen is a chef's delight, featuring integrated appliances, a range of wall and base units, and mosaic tiling—a perfect blend of style and functionality. A loft hatch with ladders provides additional storage space, optimising the apartment's layout.



Bedroom One

Measurements: 15' 7" x 9' 3" x (4.76m x 2.83m)

In bedroom one, you'll find a cosy haven featuring plush carpet flooring, ensuring warmth and comfort underfoot. An electric heater provides customisable climate control, while a large Velux window floods the room with natural light, offering a picturesque view of the front surroundings.



En-Suite

Measurements: 8' 4" x 5' 0" x (2.53m x 1.53m)

The ensuite bathroom is a sanctuary of relaxation and convenience, adorned with tasteful tiling on the floor and walls. It boasts a pedestal wash basin, a low flush WC with a concealed cistern for added elegance, and a corner shower unit for refreshing indulgence. A chrome towel heater adds a touch of luxury, while recessed spotlights illuminate the space. The Velux window offers a serene view of the front landscape, completing the ambiance of tranquillity and style.



Bedroom Two

Measurements: 10' 10" x 10' 10" x (3.31m x 3.31m)

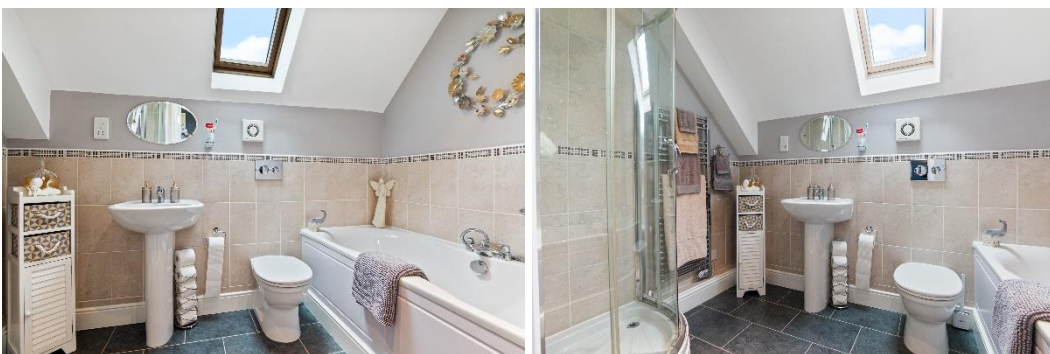
Moving to bedroom two, you'll discover another inviting space adorned with soft carpet flooring. Well-designed fitted wardrobes and drawers provide ample storage solutions, ensuring a clutter-free environment. An electric heater offers personalised comfort, while a large double-glazed Velux window invites in natural light and provides a charming view of the front scenery.



Bathroom

Measurements: 9' 3" x 5' 11" x (2.81m x 1.80m)

The family bathroom is a spacious retreat designed for relaxation and rejuvenation. It features a luxurious four-piece suite, including a corner shower unit for invigorating showers, a low flush WC with a concealed cistern, and a pedestal wash basin for convenience. Partial tiling on the walls adds a touch of elegance, while recessed spotlights illuminate the space. A chrome towel heater provides warmth and comfort, while a Velux window overlooking the rear garden offers a serene backdrop for moments of tranquillity.



Outside

Outside, the charm of the residence continues with its gated entrance, providing security and privacy. Two dedicated parking spaces, along with visitor parking, ensure convenience for residents and guests alike. The communal gardens, enclosed by walled boundaries and adorned with well-established shrubs, offer a serene retreat within this impeccably maintained development. Additionally, a communal bin store enhances the functionality of the communal spaces, completing the picture of an idyllic living environment.



EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Broadband connection

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Parking

Gated Community with 2 allocated spaces plus visitors parking.

Council Tax

Band D

Tenure

Leasehold

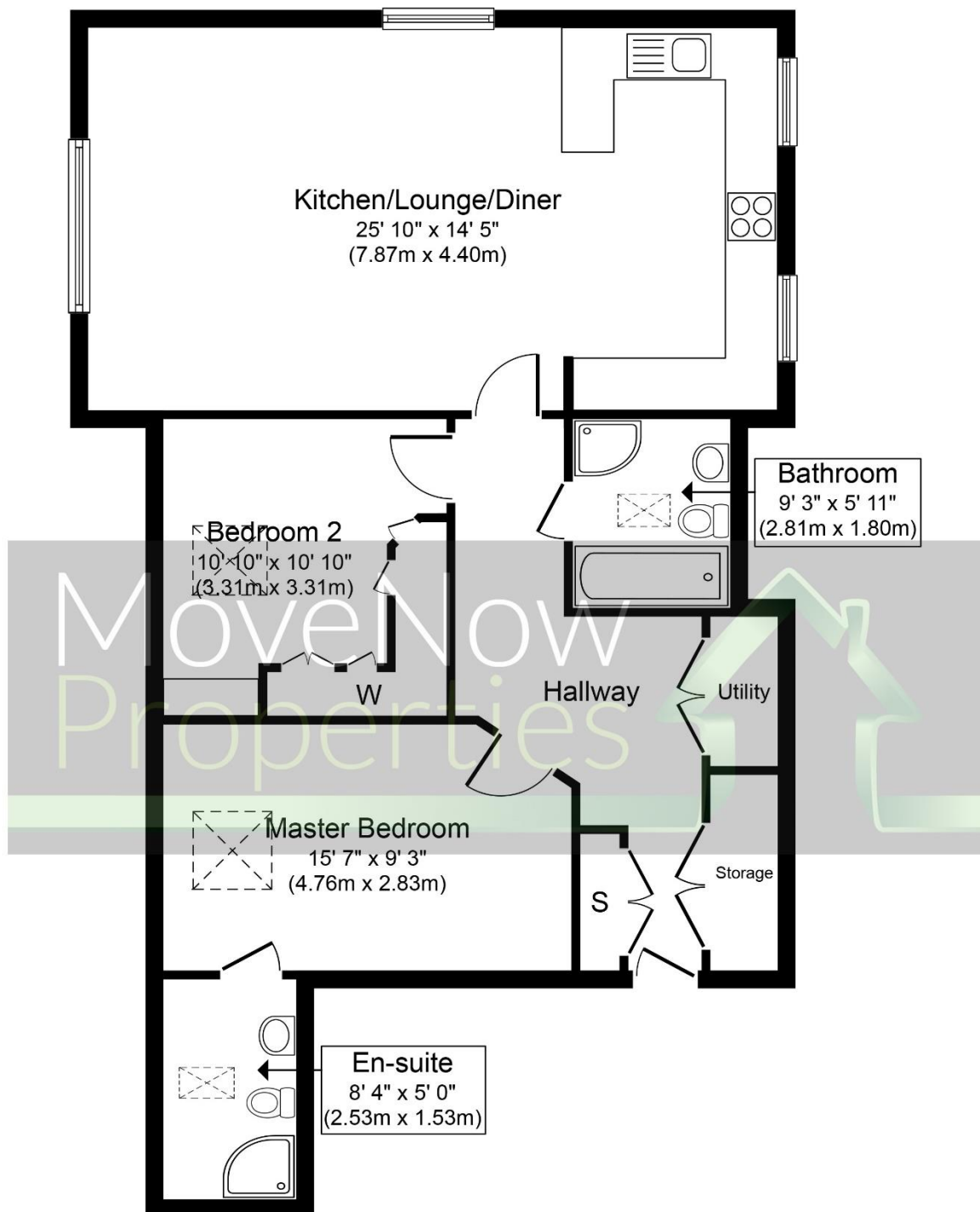
200 years from January 2006. Approx 182 years remaining

Service Charge - £125 per month

Ground Rent - £200 per annum

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
895 sq.ft.
(83.2 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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Free valuations

Considering selling or letting your property?

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