

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

Thorpe Lodge, Longthorpe Lane,

Lofthouse, WF3 3PT

2 Bedroom, First Floor Apartment

£145,000



Movenowproperties are pleased to present this 2 bedroom apartment located on the first floor. Having en-suite to bedroom 1 with fitted wardrobes, open plan kitchen / living space with Juliet balcony and secure gated access with allocated parking space.

- 2 Bedrooms
- No Chain
- Open Plan Kitchen / Living Area
 - Bedroom with En-suite
- Well Maintained Communal Areas
 - Secure Gated Access
 - Allocated Parking Space
- Must be Viewed to be appreciated

Pleasant and well maintained communal areas with stairs leading to first floor apartment.

Accommodation briefly comprises:

Entrance Hall

Large airy hallway with doors leading to separate rooms, useful storage cupboard, neutrally decorated and carpet flooring.



Open Plan Kitchen/Living Area

Measurements: 18' 6" x 11' 8" (5.65m x 3.56m)

With L shape kitchen space to one side having wall and base units with complementary work surfaces, electric oven and gas hob with extractor above, part tiling to walls, sink and drainer, space for fridge / freezer and freestanding washing machine.

The living space has a double glazed window and Juliet balcony which allows lots of natural light. Neutrally decorated, carpet flooring and intercom system.



Bedroom 1

Measurements: 9' 2" x 8' 8" (2.80m x 2.64m)

Double bedroom with large fitted wardrobes, carpet flooring, neutrally decorated, double glazed window and door to en-suite.



En-Suite

Consisting of corner shower cubicle, pedestal wash basin, low flush WC, part tiling to walls, extractor fan, towel radiator, shaving point and mirror cabinet.



Bedroom 2

Measurements: 14' 6" x 8' 10" (4.42m x 2.69m)

Another double bedroom with carpet flooring, neutrally decorated and double glazed window.



Bathroom

Comprising of a three piece suite in white having low flush WC, pedestal wash basin, bath, part tiling to walls, frosted double glazed window, shaving point, towel radiator and vinyl flooring.



Outside

The property is set within a gated community with allocated parking space and visitor parking available. Well kept communal gardens surround the building.

Located just off Leeds Road with excellent public transport and motorway links, as well as local amenities a short distance away. There are also various fields nearby offering scenic countryside walks.



Broadband connection

Basic 7 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT
Sky

Parking

Allocated parking space

Council Tax

Band B

Tenure

Leasehold – approx. 106 years remaining
125 years from 1 January 2006
Ground rent approx. £125 per annum
Service charges approx. £1,137.92 per annum

EPC Rating: C 76

Please contact us for further details of the full EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Viewings

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

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

01924 249349

info@movenowproperties.com

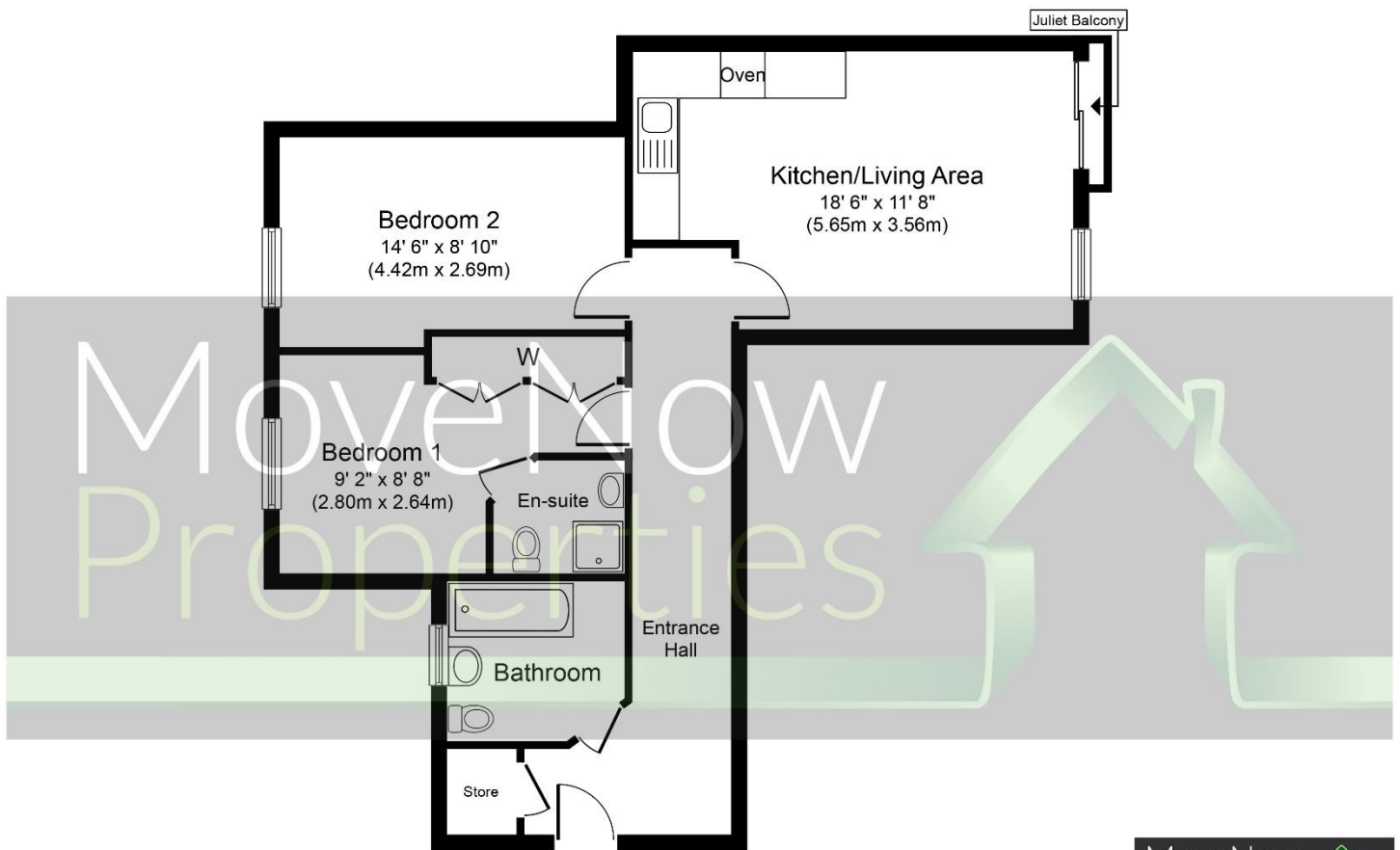
www.movenowproperties.com

DISCLAIMER:

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.

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
663 sq. ft.
(61.6 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.

Copyright V360 Ltd 2024 | www.houseviz.com