

MoveNow Properties



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FOR SALE

Parklands Manor, Wakefield,

WF1 4DF

1 Bedroom, Apartment

£99,950



Movenowproperties are delighted to present this impeccably maintained and cared for 1-bedroom apartment, nestled in the highly sought-after Parklands area of Wakefield. Boasting thoughtfully designed fitted bedroom furniture, the apartment exudes comfort and style from the moment you step inside.

- Welcome to this charming 1-bedroom ground floor apartment nestled in the highly sought-after area of Parklands.
- Enjoy the convenience of allocated permit parking, ensuring ease of access and added security.
- Stay cosy year-round with gas central heating, providing warmth and comfort during the cooler months.
- Revel in the modern and spacious interior, offering ample room for relaxation and entertaining.
 - This apartment is a must-see to truly appreciate its charm and functionality.
- Don't miss out on the opportunity to make this delightful apartment your own. Schedule a viewing today!
- Benefiting from newly fitted carpet flooring & decoration ready to move straight into!
 - Available with no chain

Communal Entrance Hall

Upon entering, you are welcomed by a modern communal entrance adorned with a video telephone entrance system, black and white tiled flooring, and neutrally decorated walls, ensuring both security and style.

Entrance Hall

A pleasant hallway leads to the heart of the apartment, featuring carpet flooring, a telephone intercom, and doors leading to the bathroom, bedroom, and open plan living room & kitchen area.



Living Room / Kitchen

Measurements 15' 4" x 12' 10" (4.68m x 3.91m)

The spacious living room boasts three double glazed windows radiating natural light throughout the space. With carpet flooring and convenient amenities such as a TV point and BT line, this area is perfect for relaxation and entertainment.



Kitchen

The kitchen complements the living space with a range of modern wall and base units, stainless steel sink with mixer taps, and integrated appliances including an electric oven, gas hob, extractor hood, and fridge freezer, making meal preparation a breeze.



Bedroom

Measurements 11' 0" x 10' 11" (3.35m x 3.34m)

The well-designed bedroom offers comfort and functionality with fitted wardrobes, carpeted flooring, and a double-glazed window.



Bathroom

Measurements 8' 6" x 6' 4" (2.58m x 1.94m)

The modern bathroom features a white 3-piece suite, bath with overhead shower, and stylish fixtures and fittings throughout.



Outside

The property benefits from an allocated permit parking space and is situated in a desirable apartment block just off Aberford Road, less than a mile from the city centre, offering convenience and accessibility to local amenities.



Property Construction:

- Source of heating – Gas Central Heating
- Primary source of electricity supply – Mains Electricity
- Primary source of water supply – Mains Water Supply
- Primary arrangement for sewerage – Mains Drains & Sewerage

Satellite TV Availability

BT
Sky

Parking

Allocated parking bay

Council Tax

Band A

Tenure

Leasehold

999 year lease from 2004 - Approx. 979 years remaining
Service charge is £1272.88 per annum. £318.22 per quarter
Ground rent is £301.60 per annum.

EPC

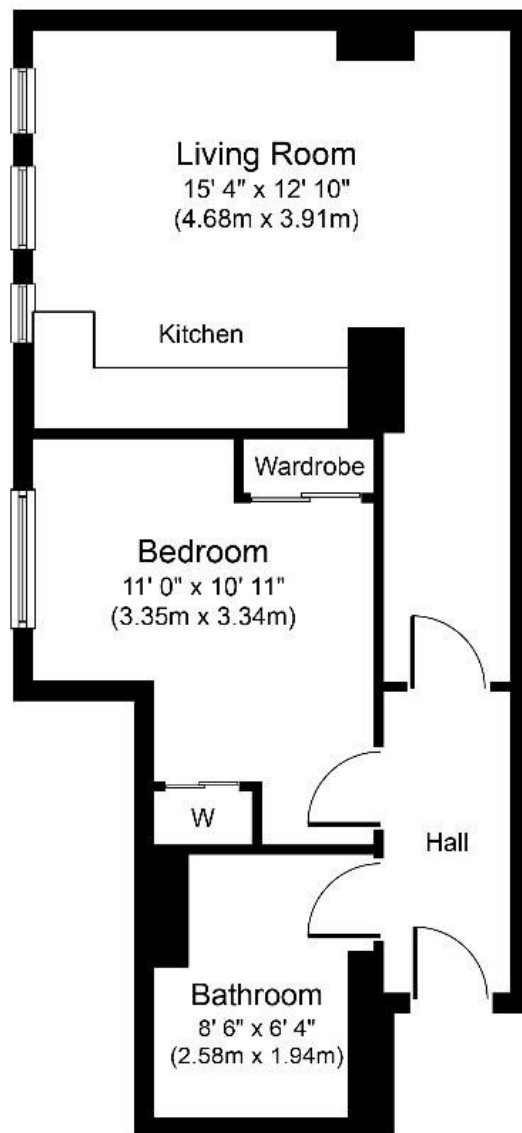
Certificate Number :

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

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

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
463 sq. ft.
(43.0 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. 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.

www.virtual360.net

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.

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.