



4 St. Christophers Walk

For Sale £117,500

Wakefield, WF1 2UP

Holroyd Miller have pleasure in offering to the market, this impressive one-bedroom ground floor apartment, which forms part of a Grade II Listed building, stylishly converted to maintain traditional features, as well as upgrading to modern fittings and consists of gated parking with dedicated space, impressive internal and external communal areas, with all flooring and blinds included. The property sits in a great location, with easy access to Wakefield city centre, as well as being within walking distance of Wakefield Westgate railway station, offering easy access to Leeds city centre, as well as great commuter access to London. The property has been stylishly converted using modern fixtures and fittings, whilst also retaining the period features of the property, including high ceilings, timber sash windows and integrated wooden shutters. Also included are integrated appliances, of dishwasher, fridge freezer and washer/dryer. There is a dual aspect living room with electric fire and surround, plus entrances from both the internal communal areas, as well as a dedicated external door. The property benefits from gas central heating and comes as a Turnkey property, with the flooring and blinds included in the property. Briefly comprising of: entrance hall from communal area, leading to external access directly from the property, lounge, dining kitchen, double bedroom and bathroom. The property also benefits from gated parking and its own allocated parking space.

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ACCOMMODATION COMPRISES:

ENTRANCE HALL FROM COMMUNAL AREA

Access to both internal communal area and external car parking area. Tiled floor.

DINING KITCHEN

17' 5" x 8' 11" (5.31m x 2.72m)

Comprehensive range of wall and base units with complimenting laminate worktops and tiling, integrated oven, hob, hood, extractor, fridge freezer, dishwasher, washer/dryer, plus one and half bowl sink and mixer tap and floor tiling.

LIVING ROOM

Light dual aspect room with sash windows, built-in window shutters, electric fire and surround, plus laminate flooring and double panel radiator.

DOUBLE BEDROOM

16' 4" x 11' 7" (4.99m x 3.54m)

With large sash windows. Window shutters. Double panel radiator. Laminate flooring and blinds.

BATHROOM

5' 6" x 5' 11" (1.69m x 1.81m)

Modern white suite with shower and shower curtain to bath, panelled bath, plus half tiled wall and floor tiling.

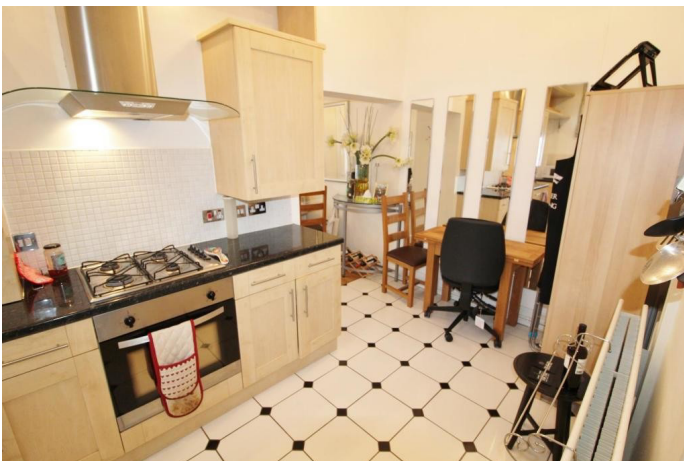
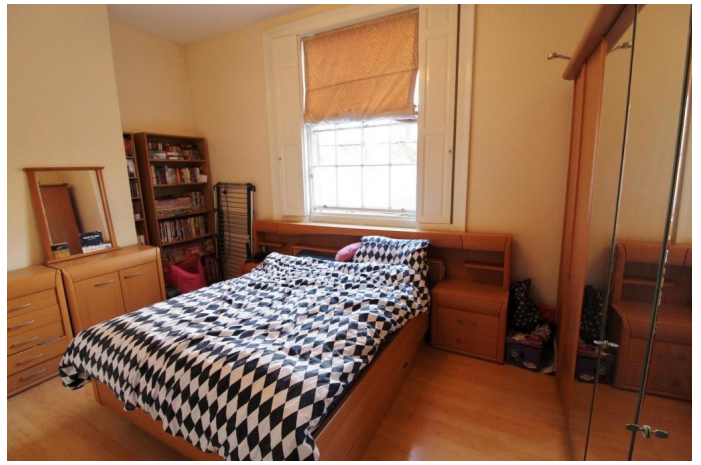
OUTSIDE

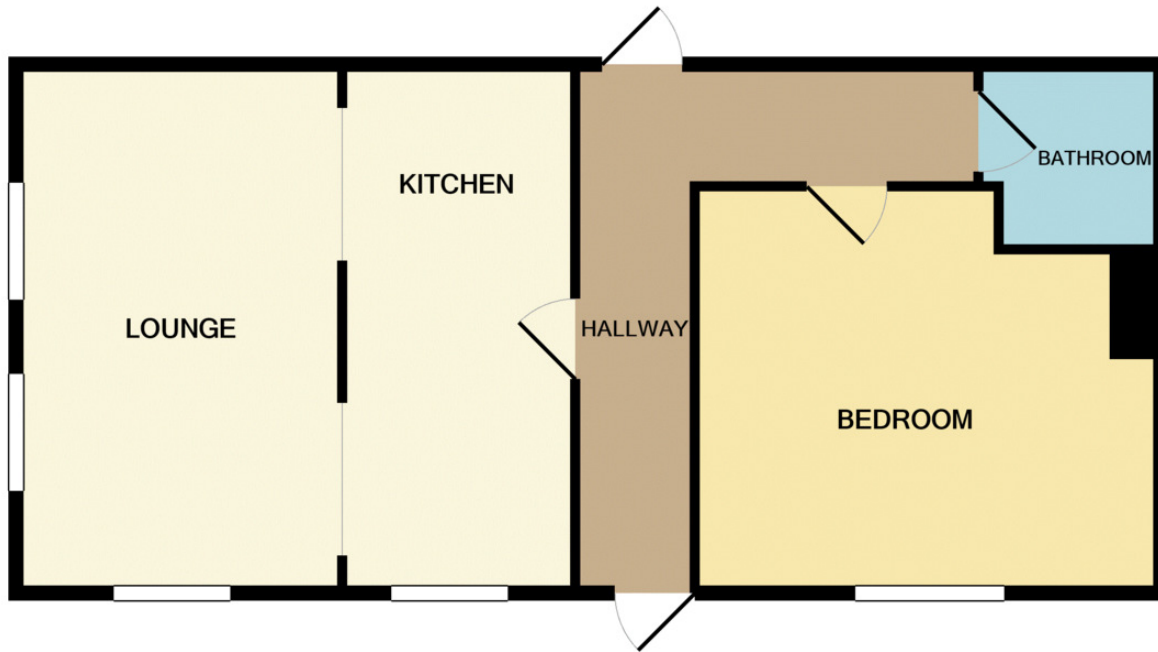
With communal areas and the property benefits from its own car parking space within a gated car parking area.

PLEASE NOTE THE PROPERTY IS LEASEHOLD

Ground Rent is £38.00 payable twice yearly.

Service Charges is £900-£950 per year.





TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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