



Blenheim Road, Wakefield West Yorkshire, WF1 3JZ

Asking Price: £149,950

Holroyd Miller have pleasure in offering for sale this two bedroomed apartment in the sought-after location of St Johns. Offering an amazing opportunity for first-time buyer's young professionals or equally a property investor. The property sits in the sought-after area of St Johns, offering great commuter links via both the M1/M62 and walking distance of Wakefield City Centre and Westgate train station. The property comprises: entrance porch leading to a spacious entrance hallway with original wooden floors which gives access to a kitchen with a range of base and wall units, tiled floor, living room with feature bay window with original wooden flooring, feature fireplace with electric fire, original coving, and skirting boards. Two well-proportioned bedrooms, family bathroom with tiled floor. The property is exceptionally decorated throughout and offers buyers an opportunity to move into the property with a minimum of fuss. The property also has an added benefit of extra storage as the current owner owns 50% of the double garage and also offers off street parking to the driveway and outside spaces to the rear of the property in the form of a garden area, feature patio and lawned area as well as a seating area with borders and mature trees. The current owner owns 25% of the freehold.



Kitchen 10'11" x 6'5" (3.33m x 1.96m).

Featuring an understairs storage cupboard, grey tiled floor. A range of wood effect wall and base units with contrasting laminate work tops and breakfast bar. The kitchen also benefits from integrated appliances, gas four ring hob, extractor, stainless steel sink unit and mixer tap, double glazed window and double panel radiator and downlighting to the ceiling.



Living Room 13'9" x 12'10" (4.2m x 3.9m).

Original wood flooring, feature bay double glazed window, electric fire and fire surround, coving to the ceiling and original skirting boards.

Bedroom 9'11" x 13'1" (3.02m x 4m).

UPVC patio doors leading to the rear garden area, coving and original skirting boards, double panel radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom Two 8'5" x 10'5" (2.57m x 3.18m).

Laminate flooring, double glazed window overlooking the rear garden and double panel radiator.



Bathroom 8'3" 4'3" (2.51m 1.3m).

Fitted with a white bathroom suite with tiled floor and white tiled walls, double panel radiator, double glazed window.



Outside

The property also has an added benefit of the extra storage as the current owners owns 50% of the double garage and front and rear garden which has off street parking to the driveway and outside space to the rear of the property in the form of a garden area, feature patio and lawned area as well as a seating area with borders and mature trees.

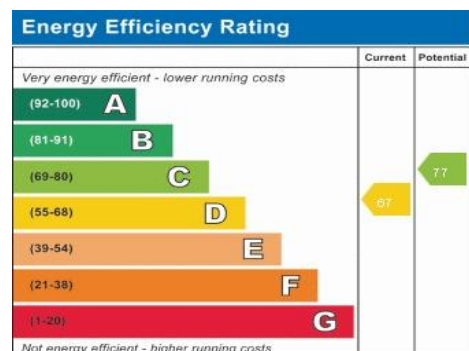
Please note the current owner owns 25% of the freehold

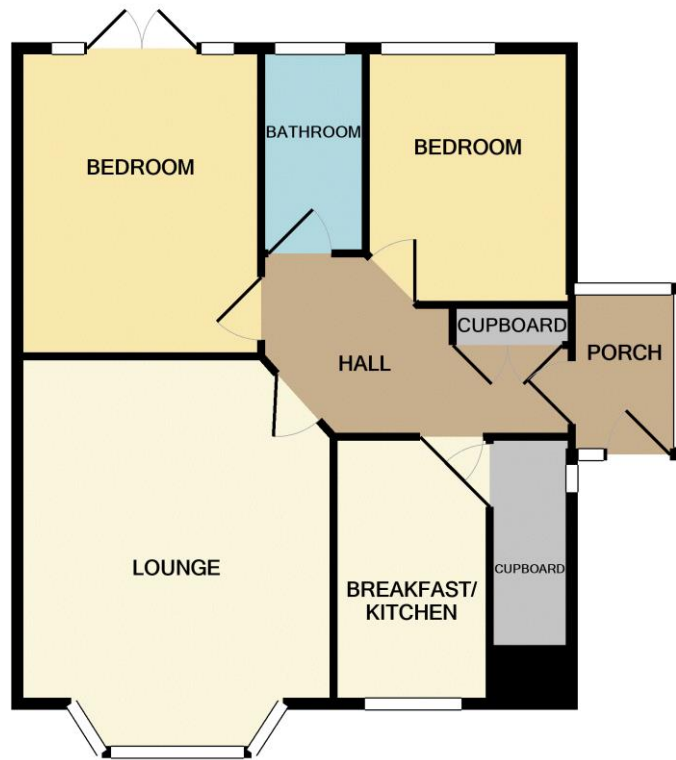
Council Tax Band - B

Tenure - Leasehold

Lease granted in 1996 at 999years

Viewing - By appointment through Holroyd Miller





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
Made with Metropix ©2022

For additional information and full photo gallery please visit
www.holroydmiller.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract