



Pinfold Grove, Sandal

Wakefield, West Yorkshire, WF2 7LW

Asking Price:

£119,950

Holroyd Miller have pleasure in offering for sale this purpose built first floor flat occupying a pleasant position off Castle Road, set amongst mature trees offering a pleasant setting, ideal for the first time buyer or those looking to downsize or possible investors. Having gas fired central heating and UPVC double glazing. The accomodation briefly comprises communal ground floor entrance, private reception hallway with intercom phone, useful storage cupboard, spacious living room with open aspect, separate kitchen, two good sized bedrooms both having built in wardrobes, house bathroom with electric shower over bath. Outside, on street parking, conveniently located within walking distance of the local train station, excellent bus routes and easy access to the motorway network. Offered with No Chain, Viewing Essential.



Ground Floor Communal Reception Hallway With intercom system, leads to...

First Floor Private Entrance Hallway

With composite entrance door, intercom phone, built in storage cupboard, single panel radiator.

Living Room 15'3" x 11'10" (4.65m x 3.6m).

A light and airy room with large double-glazed window with open aspect, feature fire surround with electric fire, central heating radiator.



Kitchen 9'6" x 10' (2.9m x 3.05m).

Fitted with a matching range of wall and base units, timber worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine and dishwasher, fitted oven and hob, tiling between the worktops and wall units, double glazed window, central heating radiator.

Bedroom to Front 11'5" x 10'2" (3.48m x 3.1m).

Having built in wardrobes, double glazed window with open aspect, central heating radiator.



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



Bedroom to Rear 9'11" x 6'9" (3.02m x 2.06m).
With built in wardrobes, double glazed window,
central heating radiator.

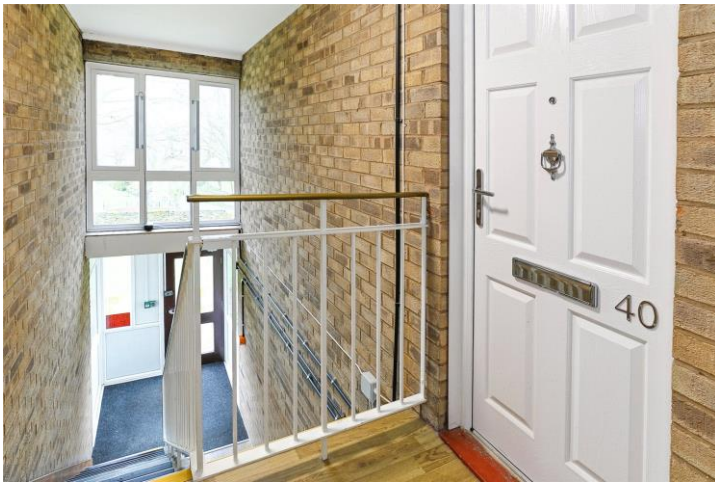
House Bathroom

Furnished with white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath with electric shower over, tiling, double glazed window, chrome heated towel rail, storage cupboard containing Worcester Bosch central heating boiler.

Outside

Communal gardens with mature trees, on street parking.

Long Term Lease 125 years from 1997 from WDH
Service Charge £32.00 per month
£10 Annual Ground Rent



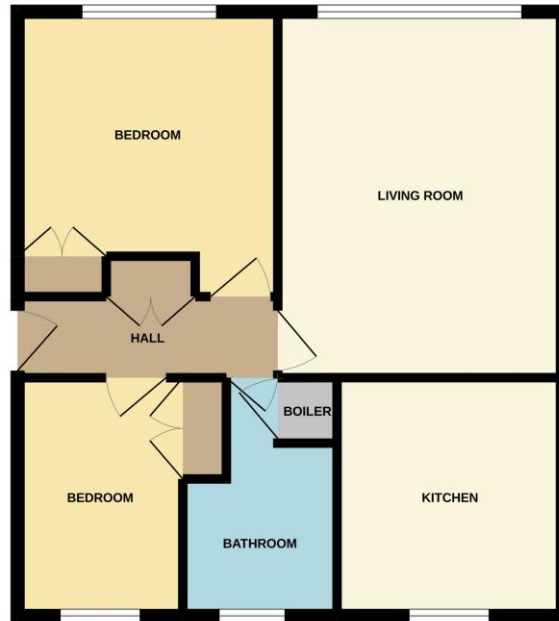
Council Tax Band - A

Tenure - Leasehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 03022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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