



Manor Road, Wakefield

West Yorkshire, WF2 8DD

Asking Price:
£75,000

Holroyd Miller have pleasure in offering for sale this purpose built first floor flat located just off Dewsbury and Horbury Road on the west side of Wakefield within easy reach of the city centre and its excellent range of amenities. Ideal for the first-time buyer or property investor. Having gas fired central heating, majority double glazing, the well-planned accommodation and its own private entrance at ground floor leads to first floor entrance/utility room with storage cupboard containing boiler room, inner hallway leads to spacious living room, separate kitchen with built in pantry cupboard, house bathroom with white suite with shower over bath, one double bedroom, communal gardens outside. Long Lease with low service charges and ground rent. Located conveniently for local amenities including local supermarket, access to the motorway network and local train station. Offered with No Chain, Viewing Essential.

Ground Floor Entrance

With composite entrance door, steps lead to...

Utility Area

With double glazed window, plumbing for automatic washing machine, large storage cupboard with central heating boiler.

Inner Hallway

Leads to...

Living Room 12'11" x 11'1" (3.94m x 3.38m).

With double glazed window, single panel radiator.

Kitchen 8'9" x 5'5" (2.67m x 1.65m).

Having two built in cupboards, a range of light oak base units, worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, double glazed window, single panel radiator.

House Bathroom

Furnished with white suite comprising pedestal wash basin, low flush w/c, panelled bath with electric shower over, tiling, double glazed window.

Bedroom 11' x 11'3" max (3.35m x 3.43m max).

With double glazed window, single panel radiator.

Outside

Communal gardens.

The property is on a long-term lease 125years from June 2008.

Management Agent - Wakefield District Housing

Service Charge Approx £ 199.67 Per Annum

Ground Rent £10.00 Per Annum

Council Tax Band - A

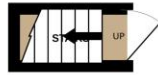
Tenure – Leasehold

Viewing - By appointment through Holroyd Miller

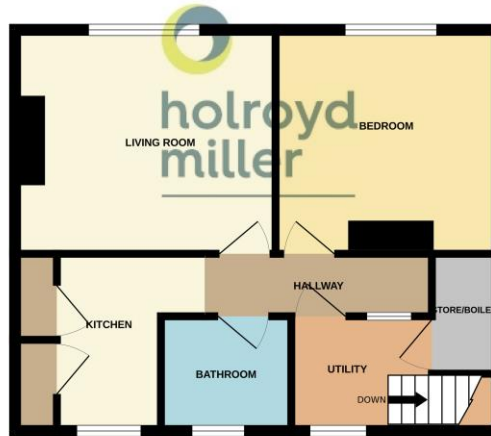


For additional information and full photo gallery please visit
www.holroydmiller.co.uk

GROUND FLOOR
16 sq.ft. (1.5 sq.m.) approx.



FIRST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 sq.m.) approx.
Whilst 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 Measure (2023)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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