



Flat 3, 7 St. Johns Square,

West Yorkshire, WF1 2QX

Asking Price:

£195,000

Holroyd Miller have pleasure in offering for sale this impressive upper ground floor apartment forming part of this conversion of a former Georgian Town House. Offered with Immediate vacant possession and occupying a pleasant position on the sought after St. Johns Square overlooking the Church. Having many period features, the accommodation has gas fired central heating, communal entrance hall with tiled floor, entrance to stunning living room with feature Adam style fire surround, sash windows with the original window shutters, cornicing, opening to fitted breakfast kitchen with a range of shaker style units, integrated appliances, one bedroom with south facing views, ensuite shower room, rear entrance lobby. Permit on street parking and use of the communal gardens. Located within walking distance of the city centre, Wakefield Westgate train station, easy access to the motorway network, ideal for the first-time buyer or those looking for a lock up and leave. Viewing Essential.



Communal Entrance Hall

With tiled floor.

Entrance to Living Room 20'4" x 15'5" (6.2m x 4.7m).

A stunning entertaining room with full height ceilings, feature sash windows with original window shutters with views over the looking the Church, Adams style fire surround with marble inset and hearth, cornicing to the ceiling, four wall light points, three central heating radiators, intercom phone, opening to...

Kitchen 14'4" x 9'2" (4.37m x 2.8m).

Fitted with a matching range of Shaker style fronted wall and base units, worktop areas extending to centre island, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, fridge, plumbing for automatic washing machine, downlighting to the ceiling, central heating radiator.

Bedroom 11' x 12'10" (3.35m x 3.9m).

With downlighting to the ceiling, sash window with south facing views, built in storage cupboard containing central heating boiler, central heating radiator.



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Ensuite Shower Room

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, corner shower cubicle, tiling, central heating radiator.

Rear Entrance Lobby

With door leading onto the hallway.

Leasehold - 999 years from 2002

Annual Ground Rent - £25.00 per annum

Service Charge - TBC

Copy of the Lease Available from Holroyd Miller



Council Tax Band - B

Tenure - Leasehold

Viewing - By appointment through Holroyd Miller

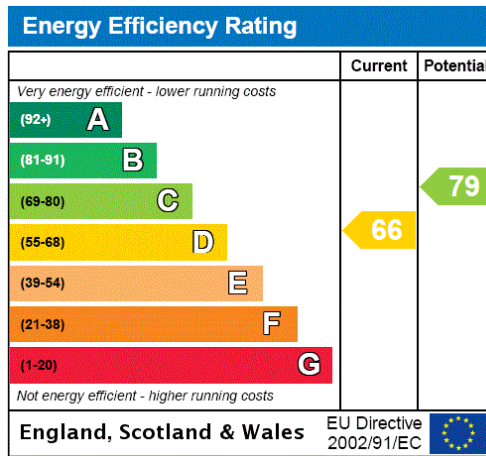


GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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