



Flat 1, 14 St. Johns Square, St Johns, Wakefield, WF1 2QX

Asking Price: £245,000



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Entrance Reception Hallway

With access to Cellar Storage Area.

Living Room 18'8" x 15'9" (5.7m x 4.8m). With two sash windows, separate access, feature fire surround with recess for fire and marble hearth, downlighting to the ceiling, central heating radiator.

Kitchen 14'1" x 7'3" (4.3m x 2.2m).

Fitted with a matching range of wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, tiling, fitted oven and hob with extractor over, integrated washer, dryer, fridge and freezer, central heating boiler.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over with shower screen, tiling, central heating radiator.

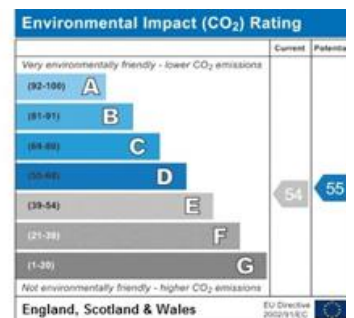
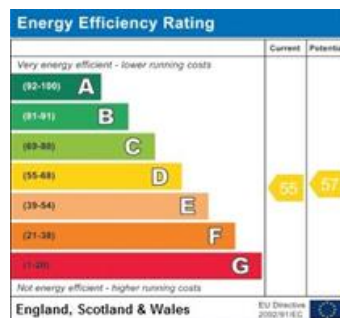
Bedroom 13'1" x 8'6" (4m x 2.6m).

With feature sash window, downlighting to the ceiling, central heating radiator.

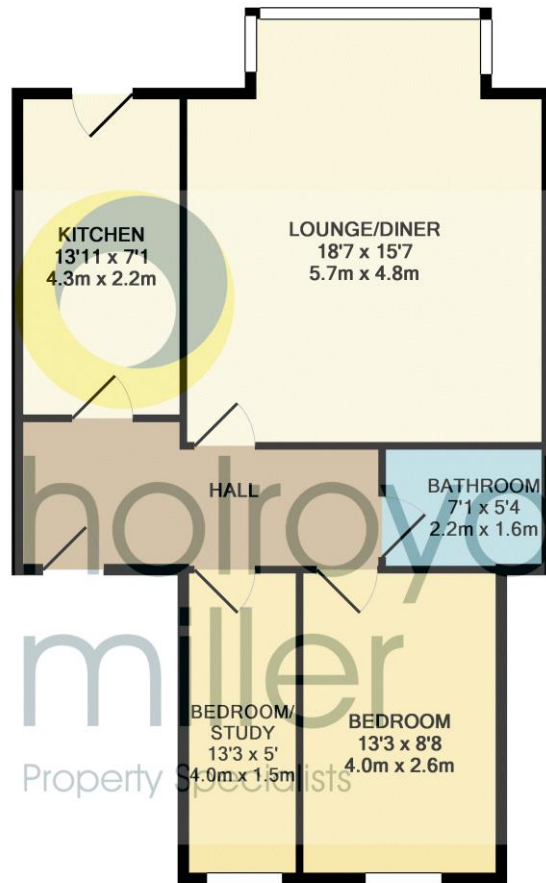
Bedroom/Study 13'1" x 4'11" (4m x 1.5m). With sash window overlooking the rear garden, central heating radiator.

Outside The property has access to enclosed walled garden area to the rear which offers outside space together with secured parking.

The property has the benefit of a new Lease of 999years with a Peppercorn Ground Rent. Service Charge £500 per annum (maximum).



Council Tax Band: C



TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 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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