



Mayfair Court, Thornes

Wakefield, WF2 8WL

Asking Price:

£115,000

Holroyd Miller have pleasure in offering for sale this first floor modern apartment overlooking Thornes Park on the edge of Wakefield city centre. Offering excellent accommodation for the first time buyer or investor with electric heating and PVCu double glazing, "Juliette" balcony, security intercom system. The accommodation briefly comprises, communal entrance hallway leading to private reception hallway at the first floor with light oak flooring, open plan living room with patio doors leading onto the "Juliette" balcony making the most of the views overlooking the park, opening to well appointed kitchen with a comprehensive range of built in appliances, two double bedrooms with master bedroom having ensuite shower room, house bathroom with modern white suite. Occupying a position within walking distance of Wakefield city centre, Wakefield Westgate Train Station providing excellent access to Leeds, Sheffield, London and Edinburgh, together with access to the motorway network. Allocated Parking. Long Lease with Ground Rent and Services Charges TBC. No Chain, Viewing Essential.



Communal Ground Floor Entrance

With intercom system leading to...

First Floor

Private Reception Hallway

With laminate light oak flooring, electric heater, airing/cylinder cupboard.

Living Room 15'10" x 12'6" (4.83m x 3.8m). With sliding double glazed patio doors leading onto "Juliette" balcony overlooking Thornes Park, laminate wood flooring, electric heater, intercom phone, double glazed window to the side, opening to...



Kitchen 12'6" x 5'8" (3.8m x 1.73m).

Fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, integrated oven and hob with extractor hood over, fridge and freezer, washing machine.

Master Bedroom to Front 12'5" x 11'1" (3.78m x 3.38m).

With views overlooking the park with double glazed window, laminate wood flooring, electric heater.



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



Ensuite Shower Room

Having wash hand basin, low flush w/c, shower cubicle, tiling, electric shaver point, heated towel rail.

Bedroom 11'11" x 8'8" (3.63m x 2.64m).

With electric heater, laminate wood flooring, double glazed window with views overlooking the park.

House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath, electric shaver point, tiling, tiled floor, heated towel rail.



Outside Allocated Parking.

Ground Rent £175.00 PA

Service Charges £1020.60 PA

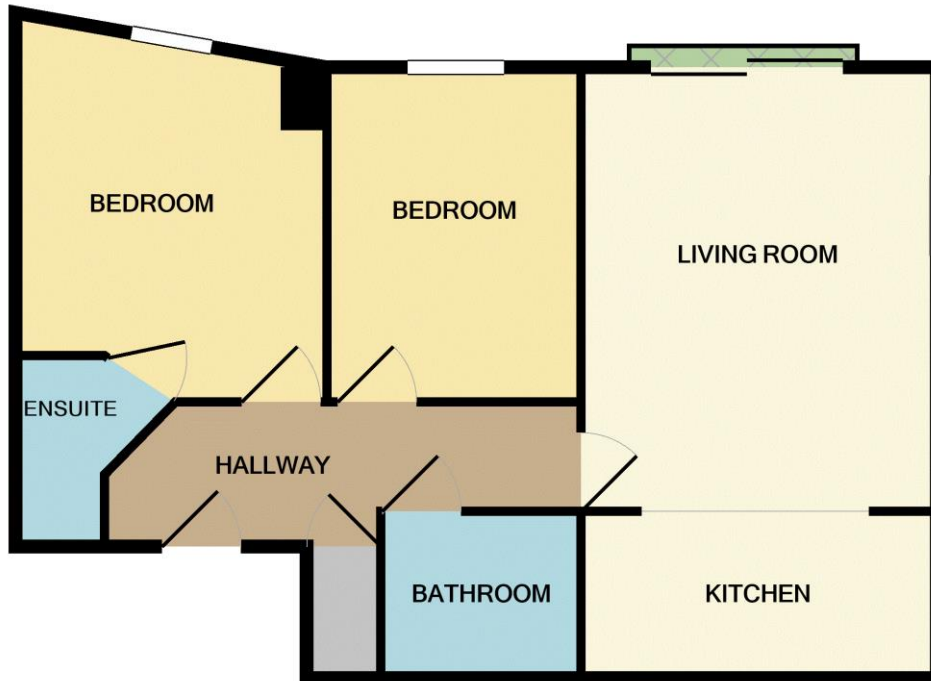


Council Tax Band - B

Tenure – Leasehold

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
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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