

MoveNow Properties



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FOR SALE

Maple Apartments, Wakefield,

WF1 4SR

1 Bedroom, Apartment

£105,000 OIEO

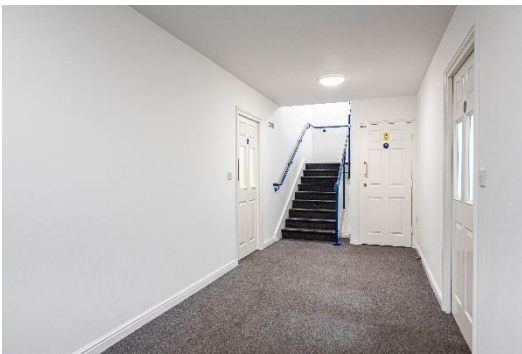


Movenowproperties are delighted to present this charming one-bedroom ground-floor apartment for sale. Offering a blend of comfort, convenience, and modern living. Benefiting from an allocated parking space, additional permit parking, and visitors' spaces, this property is ideally situated close to Wakefield town centre and offers excellent motorway connections—perfect for commuters. Viewing is highly recommended to truly appreciate the space and quality on offer.

- **Spacious One-Bedroom Ground Floor Apartment:** Perfect for comfortable and convenient living.
- **Dedicated Parking:** Includes one allocated parking space, additional permit parking, and visitors' spaces for added convenience.
- **Highly Desirable Location:** Situated in a pleasant and sought-after area, offering both tranquillity and accessibility.
- **Excellent Connectivity:** Close to Wakefield town center and with easy access to motorway connections, ideal for commuters.
- **Well-Maintained Development:** Set within a beautifully presented and carefully managed community.

Communal Entrance

The apartment is accessed through a secure external door, leading to a well-maintained communal hallway. Located on the ground floor, the apartment enjoys easy accessibility.



Entrance Hall

Upon entry, you are welcomed by a spacious hallway featuring a useful storage cupboard, a radiator, and fitted wardrobe with sliding doors. This central space provides access to the bedroom, bathroom, and living room.



Living Room

Measurements: 16'11" x 11'7" (5.15m x 3.54m)

A bright and inviting living space with double-glazed windows overlooking both the front and side of the property. The room is finished with wood-effect laminate flooring and a centrally heated radiator, offering both style and comfort.



Kitchen

Measurements: 7'1" x 6'8" (2.15m x 2.02m)

The modern kitchen is equipped with a range of wall and base units, complemented by tiled splashbacks. Integrated appliances include a washing machine, fridge freezer, an oven with a four-ring gas hob, and a 1.5-bowl sink and drainer. Recessed spotlights add a sleek finish to this well-designed space.



Bedroom

Measurements: 12'1" x 9'0" (3.69m x 2.74m)

A generously sized double bedroom featuring carpeted flooring, a radiator, and a large double-glazed window that fills the space with natural light.



Bathroom

Measurements: 8'4" x 5'11" (2.54m x 1.80m)

The bathroom boasts a stylish three-piece suite, including a bath with an overhead shower, a flush WC, and a pedestal wash basin. Part-tiled walls, tiled flooring, and a radiator complete the space.



Outside

Set within beautifully maintained and sought-after grounds, the property enjoys a peaceful and attractive environment. Parking is made effortless with one allocated parking space, additional permit parking, and visitor spaces, ensuring convenience for both residents and guests.



This exceptional property is an ideal opportunity for first-time buyers, downsizers, or investors looking for a well-maintained home in a prime location.

EPC Rating: C71

Please contact us for further details of the full EPC

Tenure: Leasehold

999 year lease from 2003 - Approx. 977 years remaining

Service charge is £1320 per annum. £330 per quarter

Ground rent is £300 per annum

Council Tax Band A

Property Type: Ground Floor Apartment

Construction type Stone built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Allocated permit parking.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

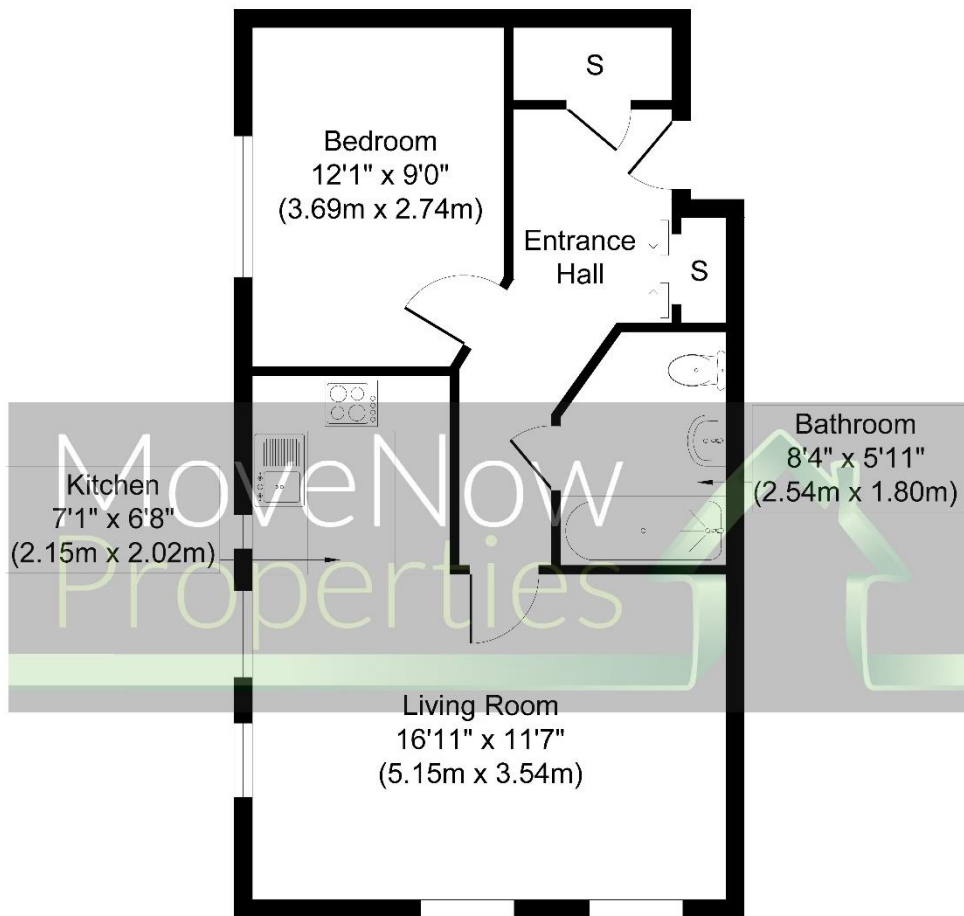
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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Approximate Floor Area
513 sq. ft
(47.66 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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