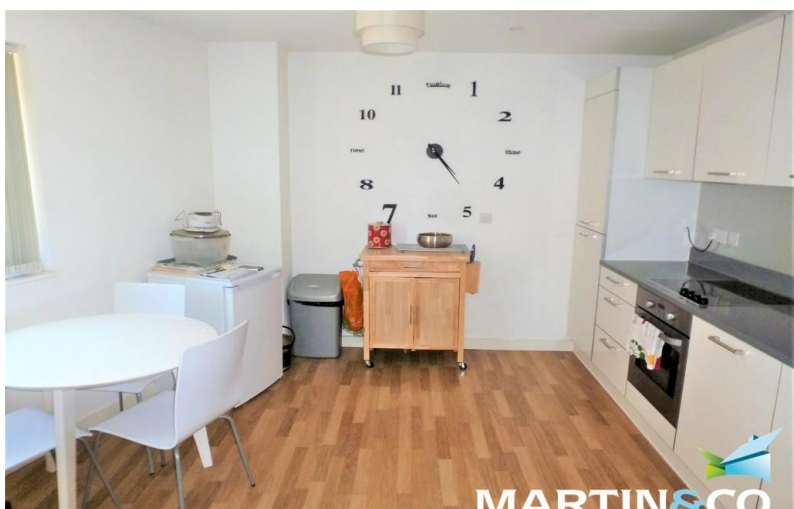


**SOLD STC**



## **Mulberry House, Merchant Gate**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £117,500**



Kitchen/Living/Lounge- A spacious open plan living/dining area complete with integrated fridge/freezer, dishwasher, electric oven and hob. A perfect space for entertaining guests, in this well presented modern area.

Bathroom- Shower over bath, floating sink and toilet with a neutral colour scheme.

Master bedroom- Good size double room complete with an en-suite, including modern walk in shower, wall hung basin and toilet.

Second Bedroom- Also of a good double size, perfect to be used as office space or guest bedroom.

- MODERN APARTMENT
- INTEGRATED FRIDGE/FREEZER AND DISHWASHER
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- ALLOCATED PARKING
- LONG LEASE TERM
- SERVICE CHARGE: £2010 pa

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## Martin & Co Wakefield

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# 01924 201457

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.