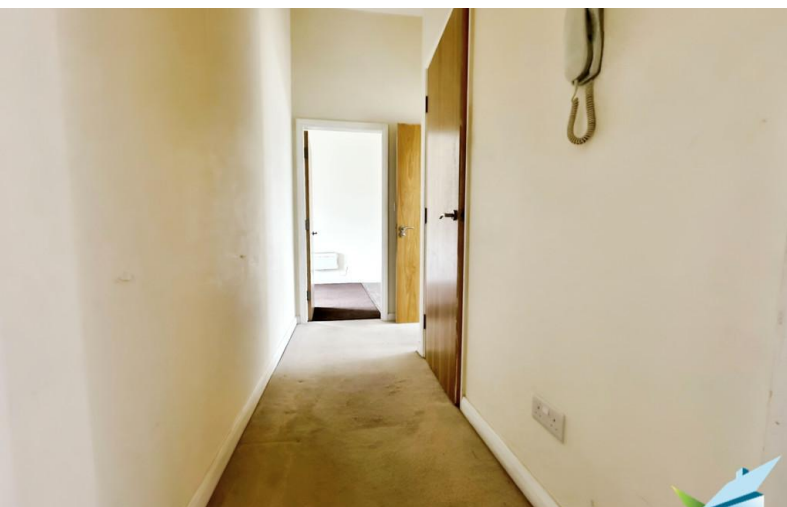


SOLD STC



The Lodge, Manygates Park

1 Bedroom, 1 Bathroom, Apartment

£38,000



The Lodge, Manygates Park

1 Bedroom, 1 Bathroom

£38,000

- NO ONWARD CHAIN
- CASH BUYERS ONLY
- SECOND FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN KITCHEN/LIVING



We have received an offer of £41,000. Any Increased offers are to be received within 5 day of this publication at the above agents

Martin and Co Wakefield - Are delighted to bring to the market this second floor, one bedroomed apartment located on the outskirts of Wakefield city centre. This spacious apartment would be suitable for an investor looking to add to there portfolio as it is ready to move straight into. Off street parking. The Property is located on a Coalfield. Offered with no onward chain - PLEASE NOTE: CASH BUYERS ONLY, THE SERVICE CHARGE IS £2500 PA, THE GROUND RENT IS £332.75 PA.

ENTRANCE HALL With electric heater and intercom system.

OPEN PLAN LOUNGE, KITCHEN, DINER 5' 2" x 8' 0" (1.59m x 2.46m) Generous sized living, dining area with uPVC window and electric heater. The kitchen area has base units with worktop space, electric oven, extractor fan and hob, single sink drainer with mixer tap and plumbing for washing machine.

BEDROOM 7' 11" x 8' 3" (2.43m x 2.54m) Double bedroom with an electric heater, uPVC double glazed window

BATHROOM 5' 2" x 8' 0" (1.59m x 2.46m) Good size part tiled bathroom with low flush w/c, hand wash basin, panelled bath with shower over

LEASEHOLD DETAILS 109 years remaining on the Lease, The Service Charge is £2500pa and Ground Rent is £332.72pa.



PLEASE NOTE These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.



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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 form 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.