



6A Cheapside

Wakefield, WF1 2SD

Holroyd Miller have pleasure in offering for sale one of only four imaginative conversions of this historic period building situated in this city centre offering unique city living at its best. Completely refurbished to a high and sympathetic standard with feature exposed stonework, beamed ceilings to the common areas. Offering excellent accommodation for the first time buyer or property investor. Having gas fired central heating, secondary double glazing. Only an internal inspection can fully reveal all that is on offer. Briefly comprising; Ground floor communal reception hallway leading to private entrance reception hallway with exposed brickwork, intercom phone, living room having feature ceiling light, carpeted and decorated to a sympathetic standard. Separate breakfast kitchen well appointed with a range of contemporary style wall and base units, comprehensive integrated appliances, bedroom with feature ceiling light, carpeted and decorated to a high standard, combined shower room situated off the kitchen with contemporary style suite and tiling. A stunning first floor apartment located in the heart of the city centre, excellent for those wishing to commute within walking distance of both Kirkgate and Westgate train stations. Easy access to the motorway network. For those searching for that something a little bit different look no further and at the same time the excellent leisure facilities of Wakefield are on it's very doorstep with it's excellent vibrant diverse nightlife and local eateries.

For Sale £89,950

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GROUND FLOOR COMMUNAL ENTRANCE RECEPTION HALLWAY

With feature exposed brickwork and beamed ceiling and gives access to

PRIVATE RECPTION HALLWAY

Being split level with exposed brickwork, intercom phone and central heating radiator.

BEDROOM

10' 3" x 9' 4" (3.14m x 2.87m) With secondary glazed sash style window, feature ceiling light, carpeted and decorated to a high standard with central heating radiator.

KITCHEN

13' 5" x 6' 9" (4.10m x 2.08m) Superbly appointed with a mix of cream and grey grained wall and base unit, contrasting worktop areas, stainless steel sink unit and single drainer with mixer tap unit, fitted oven, microwave and halogen hob, wine cooler, integrated fridge and freezer, central heating boiler, double glazed window make this a light and airy room with central heating radiator.

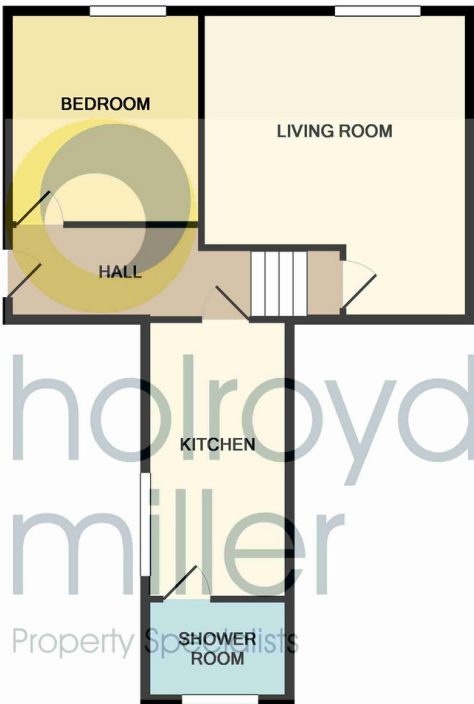
SHOWER ROOM

6' 10" x 4' 10" (2.10m x 1.49m) Superbly appointed with a range of contemporary style suite comprising pedestal wash basin, low flush wc, corner shower cubicle, tiling to the walls and double glazed window, chrome heated towel rail.

LIVING ROOM

14' 10" x 13' 0" max (4.54m x 3.98m) With secondary glazed sash style window, television point, feature ceiling light, two central heating radiators.

Please note the properties are to be leasehold with the lease details to be confirmed together with any ground rent or service charges.



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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