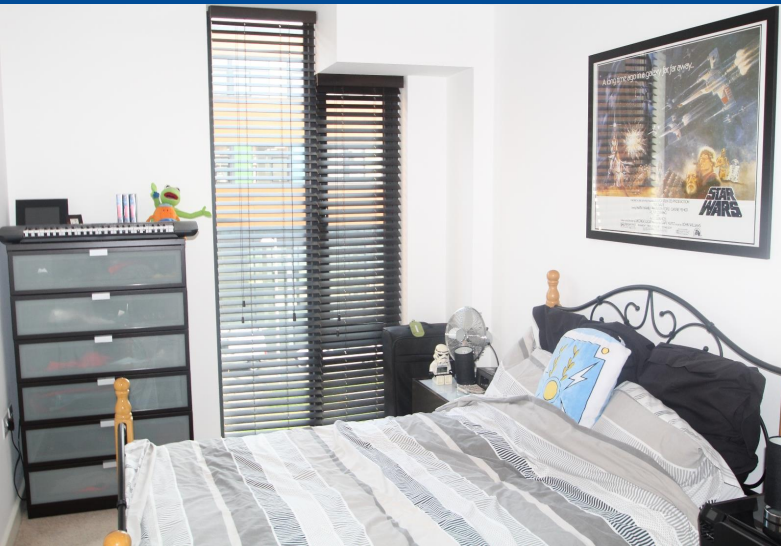




Moving is easy with...

**LINLEY &
SIMPSON**



MULBERRY HOUSE, BURGAGE SQUARE, CENTRAL WAKEFIELD, WF1

Linley and Simpson have pleasure in marketing this fabulous one bedroom first floor apartment, located on the desirable Mulberry House development in Wakefield City Centre.

Asking Price £86,995



www.linleyandsimpson.co.uk

Linley and Simpson have pleasure in marketing this fabulous one bedroom first floor apartment, located on the desirable Mulberry House development in Wakefield City Centre. This apartment complex is one of the most sought after buildings in the city with a fantastic location adjacent to Westgate train station and with easy access to the city centre amenities. The location makes the apartment particularly desirable and will appeal to an investor and there is obvious appeal for local commuters making the most of the rail networks. If you are looking to downsize into a manageable apartment the building has a private lift making first floor access very easy.

Furthermore this development is very desirable with tenants in Wakefield, the property has a potential rental income of at £550 PCM.

The accommodation comprises of: Entrance lobby, generous utility cupboard, open plan living space with contemporary fitted kitchen, master bedroom and modern house bathroom. The apartment is served by a balcony accessible from the lounge offering sought after external space in the city centre. The apartment also has the benefit of an allocated parking space in the neighbouring multi storey car park, a real asset for the city centre. Viewing strongly advised to appreciate the accommodation on offer.

GROUND FLOOR

ENTRANCE HALL

Storage cupboard with washing machine.

LOUNGE/KITCHEN 20'4" x 10'2"

Telephone entry system, double glazed window to front, TV and telephone points, central heating radiator, double glazed patio door to balcony.

KITCHEN AREA

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, built-in electric oven with electric hob and extractor hood over and integrated fridge/freezer.

BEDROOM ONE 13'9" x 8'5"

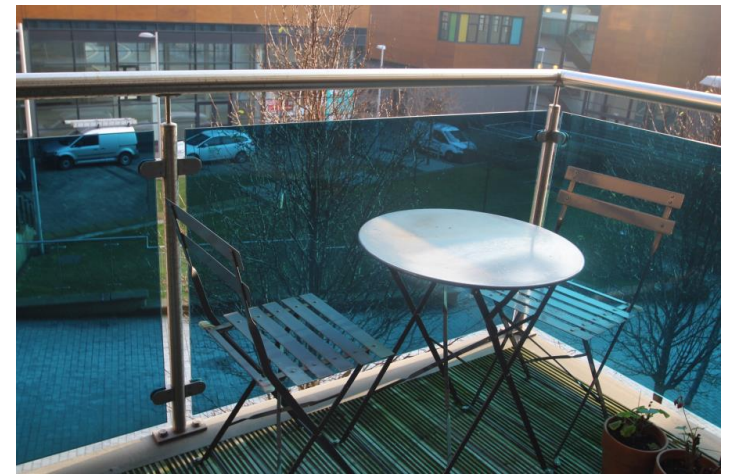
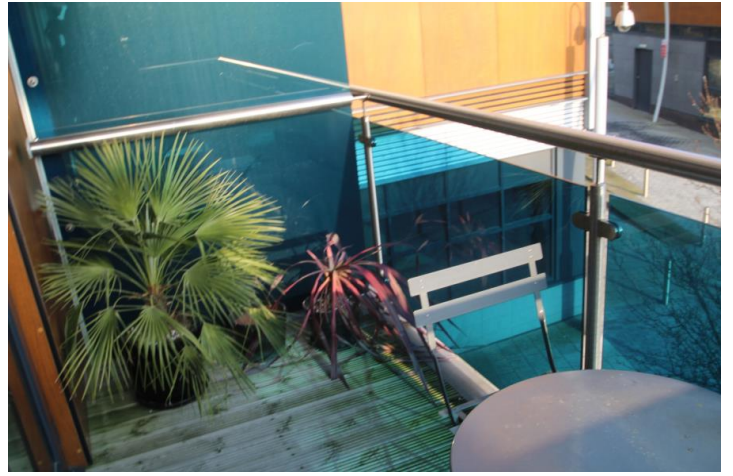
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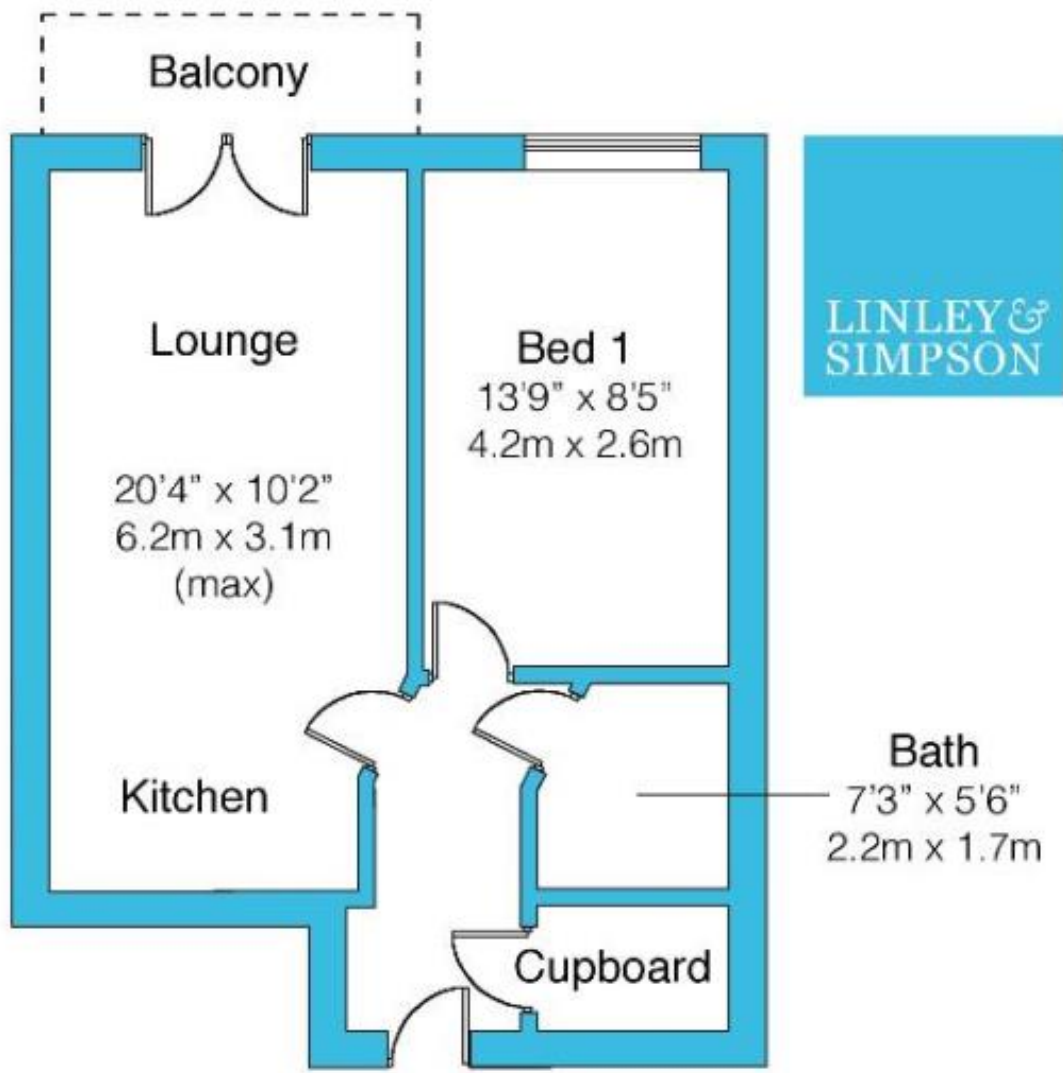
BATHROOM

Fitted with a white 3 piece suite comprising panelled bath with shower over, hand basin and low level WC. Tiled walls, towel rail and shaver point.

BALCONY

With views overlooking the communal gardens.





For illustrative purposes only.
Not to scale.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised the property is leasehold with approximately 243 years remaining. We are advised the ground rent is £250 per annum and service charge is £1049.18 per annum.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.