



PARKLANDS MANOR,
TUKE GROVE,
WAKEFIELD, WEST
YORKSHIRE, WF1 4AF
£115,000
1 Bedroom Flat
EPC Rating: C



Located approximately two miles from central Wakefield, Parklands Manor enjoys an enviable location - with easy access into the city centre, where various shopping and leisure facilities can be explored. The M1 and M62 motorway networks are located nearby, providing great transportation links to Leeds, Sheffield and other local commuter locations, such as Pinderfields Hospital.

The apartment briefly comprises: Entrance hall, open plan kitchen, living room, dining room/study, master bedroom and house bathroom. Externally there are communal gardens, adequate off street parking and one allocated parking space in front of the building. The apartment has gas central heating and double glazing.

Offered with NO UPPER CHAIN and CURRENTLY RENTED until August 2022 @ £625pcm.

The Vendor advises of the following:-

Ground Rent - £150pa / Service Charge £1,250.43pa / Lease - 999 years from January 2001.



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



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This floor plan is a guide only and does not constitute an offer of any property. It is intended to provide a general impression of the layout and dimensions of the property. The actual layout and dimensions may vary from those shown on the plan. All measurements are approximate and should not be relied upon for any purpose. For more information, please contact your agent.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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 & Wales	EU Directive 2002/91/EC	80	England & Wales
		79	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.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.