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**LINLEY &  
SIMPSON**



## **FERN BANK, ST. JOHNS PLACE, WAKEFIELD, WF1 3UL**

Positioned within the prestigious city centre location of ST JOHN'S this beautiful three bedroom, three bathroom apartment with secure allocated parking space, conveniently located to all city centre amenities including Westgate train station.

**Asking Price £127,950**

Linley and Simpson are delighted to bring to the market this 3 bedroom first floor apartment located in the much sought after St John's area of Wakefield. The apartment can be found in the prestigious financial district of Wakefield and is a short walk from the city centre and train station with excellent bus routes stopping near by. In a car you are a short drive from Wakefield centre, the M1 and M62 road networks, making it ideal for commuting to Leeds and beyond, London can be reached in just over 2 hours on the train. The property is located behind an electric gated entrance to a shared courtyard and has one allocated parking space.

The property benefits from an Intercom entry system, double glazed sash windows, electric heating and is immaculately presented throughout. The property comprises of an entrance hall, a large open plan lounge/kitchen, three double bedrooms, 2 with ensuites and a house bathroom.

The apartment would suit a first time buyer, a professional couple/single or an ideal rental investment.

Early viewing is recommended to appreciate what this apartment has to offer, don't hesitate, call now to arrange a viewing.

#### **ENTRANCE HALL**

On entering the apartment you find yourself in the entrance hall with laminate flooring and neutral décor.

#### **LOUNGE / KITCHEN**

The lounge area is bright and airy with three large windows giving an attractive outlook over the surrounding area. Laminate flooring and neutral décor including a brick effect feature wall.

The kitchen area has a selection of wall and base units with a SS sink and drainer, an integrated electric oven and electric hob with extractor fan. Integrated under the counter fridge and freezer. Laminate flooring and neutral décor.

#### **MASTER BEDROOM**

A double bedroom with neutral décor and carpet.

#### **ENSUITE**

Ensuite shower room with double shower cubicle, low WC, sink with SS mixer tap, heated towel rail, fully tiled walls and floor.

#### **BEDROOM 2**

A double bedroom with neutral décor and carpet.

#### **ENSUITE**

Ensuite shower room with double shower cubicle, low WC, sink with SS mixer tap, heated towel rail, fully tiled walls and floor.

#### **BATHROOM**

The house bathroom has a three piece bathroom suite including modern shower attachment over the bath, low WC, sink with mixer tap, heated towel rail, walls partially tiled and partially painted and a tiled floor.

#### **OUTSIDE**

To the outside there is an allocated parking space within in the cobbled courtyard accessed via private electric coded gates in a secure communal carpark.





#### **Additional Information**

Agents note: We await lease information from the vendor.

#### **AGENTS NOTES:**

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