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**LINLEY &
SIMPSON**



PARKLANDS MANOR, TUKE GROVE, CENTRAL WAKEFIELD, WF1 4AF

Linley and Simpson have pleasure in marketing this stunning two bedroom top floor apartment forming part of this thoughtful and sympathetic conversion of the former hospital.

Asking Price £110,000

The accommodation comprises: impressive communal entrance, spacious open plan lounge/dining area with arch leading to a modern fitted kitchen fitted with an range of contemporary wall and base units, two bedrooms and bathroom fitted with a three piece suite comprising bath with shower over, wash basin and WC. Externally the apartment sits within well maintained communal grounds and an allocated parking space, as well as fantastic proximity to Wakefield city centre, M1 & M62 motorway network making this a commuters dream. The property further benefits from gas central heating and video entry system. Viewing strongly recommended to appreciate what this beautiful apartment has to offer.

FIRST FLOOR

ENTRANCE HALL

Entrance door.

SECOND FLOOR

LOUNGE/DINING ROOM 16'3" (4.95m x 4.51m)

Three double glazed sash windows to front, storage cupboard housing Baxi boiler, telephone point, television point, two radiators.

KITCHEN 8'6" x 5'6" (2.59m x 1.68m)

Fitted wall and base units, work surfaces, 1.5 bowl sink unit, single drainer sink, Bosch built-in electric oven, Bosch gas hob, extractor hood, integrated Bosch washer dryer, under cupboard lighting.

LANDING with radiator:- leading to all rooms with video entry system.

BEDROOM ONE 15'3 x 10'4" (4.65m x 3.14m)

Two double glazed sash windows to front, television point, telephone point, two radiators.

BEDROOM TWO 10'7" x 6'3" (3.24m x 1.89m)

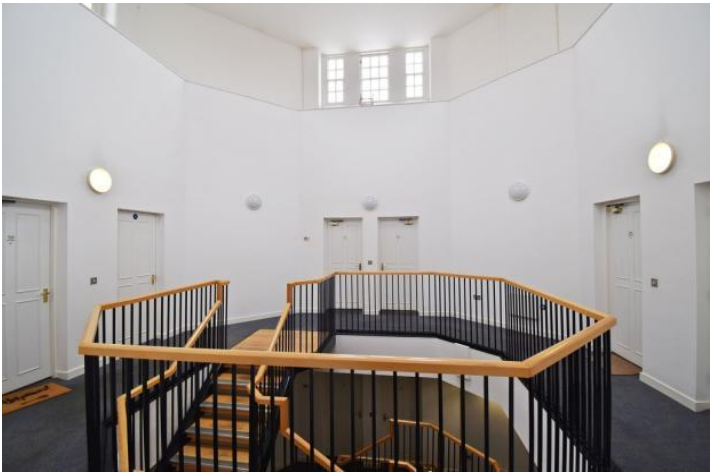
Double glazed sash window to rear, telephone point, radiator.

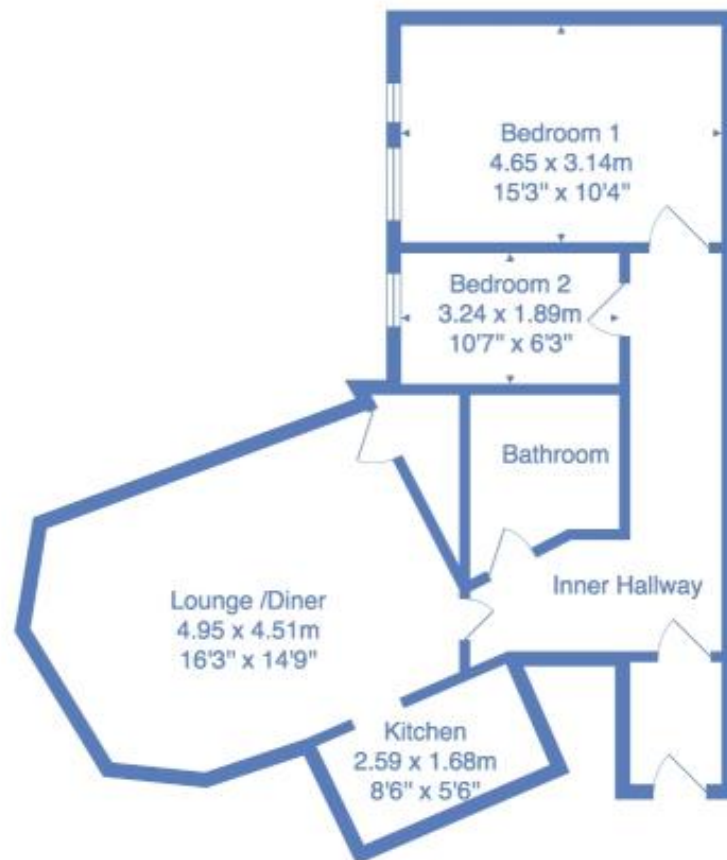
BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, shaver point, extractor fan, radiator.

COMMUNAL GROUNDS

Allocated parking space.





All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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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 that the property is leasehold with an annual ground rent charge of £150 and an annual service charge of £1233.16. The Vendor has confirmed that there are 985 years remaining on the lease. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:

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