



ASPIRE CHAPEL,  
GROVE ROAD,  
WAKEFIELD, WF1  
1UW  
£65,000  
1 Bedroom Flat  
EPC Rating: D

LINLEY &  
SIMPSON

Modern one bedroom second floor apartment in a converted chapel close to the centre of Wakefield. The property is ideally suited to a single person or couple. Ideal investor purchase. Allocated parking and close to the train station.

Situated in the heart of Wakefield this property is a must see to appreciate what is on offer. Briefly, the property consists of: Communal entrance hallway with intercom entry system, large living room, kitchen with integrated electric oven and hob, three piece bathroom and spacious double bedroom. Electric heating and feature windows.

#### **ENTRANCE HALL**

Wooden entrance door and electric heater.

#### **LOUNGE 11'4" x 14'10" (3.46 x 4.52)**

Feature window to side, television point and storage heater.

#### **KITCHEN 7'7" x 14'10" (2.31 x 4.52)**

Fitted wall and base units with work surfaces over, single drainer sink unit, built in electric oven and hob, space for washing machine, storage heater, ducted air vent and double glazed windows to front and rear.

#### **BEDROOM 9'9" x 14'10" (2.96 x 4.52)**

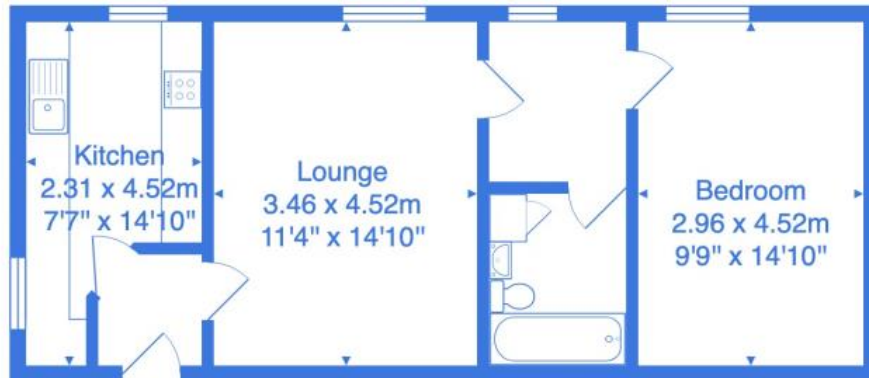
Window to side and storage heater.

#### **BATHROOM**

Three piece suite comprising bath with shower over, low level WC and hand wash basin.

We are advised that the property is leasehold with annual service charges of £1750 and 986 years remaining on the lease. A buyer is advised to confirm these details via their solicitor.





**Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>**

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>85</b>	
	<b>63</b>		<b>76</b>
			<b>67</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			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 (CO<sub>2</sub>) 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 £200 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.