



## 1 bed apartment to buy in WF1

20 Market Street, Wakefield, West  
Yorkshire, WF1 1DH

**£38,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Double Bedroom
- ✓ Large Living Area
- ✓ Town Centre Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

We are delighted to bring to the Market this First Floor ONE BEDROOM APARTMENT, in the Recently Developed Bayheath House in the Centre of Wakefield.

Ideally located to be close to all the cities amenities and the surrounding areas. Bayheath House is suitable for a range of occupants, from the young professional to the elderly.

This apartment briefly comprises of Entrance Hallway, Open Plan Lounge and Kitchen with Appliances to include; Electric Oven and Hob, One Double Bedroom, Bathroom with Shower Over Bath.

Bayheath House is within walking distance of everything the city has to offer and ideally located for the surrounding areas including the main shopping area and the social hub of Wakefield.

All management fees paid upfront until January 2024.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £336.00

Annual Service Charge Amount: £1,910.00

Price: Starting Bid £38,000

Property Type: Apartment

Parking: None

Heating: Electric

## **Bathroom**

*2.37m x 1.17m (7'9" x 3'10")*

Good sized bathroom with stainless steel radiator, hand wash basin, WC and bath with splash guard and shower head fitted to the wall.

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## **Bedroom 1**

*3.04m x 2.16m (9'11" x 7'1")*

The bedroom is fitted with black carpet to the floor, Two double glazed UPVC windows and wall fitted electric radiator.

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## **Kitchen**

*2.90m x 2.50m (9'6" x 8'2")*

The kitchen has modern wall and floor units, oven with hob, standalone fridge freezer and sink. There is a utility cupboard with a washing machine in and space for storage.

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## **Lounge / Diner**

*4.94m x 3.84m (16'2" x 12'7")*

The spacious lounge area has black carpet to the floor, X2 electric heaters, one to the rear and one to front of the property. UPVC double glazed windows to the rear which allow in plenty of natural light.


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## **Hallway**

*2.24m x 1.13m (7'4" x 3'8")*

The hallway has black carpet to the floor and an electric radiator to the right as you walk in. A phone fixed to the wall on the left to allow communal door access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

20 Market Street, Wakefield, West Yorkshire, WF1 1DH

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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