



HODSONS



ASKING PRICE

**£129,950**

**St Faiths Manor**

Wakefield, WF1 4EX





## PROPERTY SUMMARY

This stylish and well-appointed ground floor apartment offers contemporary living in a sought-after modern development. Designed for comfort and convenience, the property benefits from a secure intercom entry system, ensuring privacy and peace of mind.

The spacious open-plan living and dining area creates a welcoming environment, ideal for both relaxing and entertaining, while the modern fitted kitchen boasts a range of integrated appliances, combining functionality with sleek design. There are two well-proportioned bedrooms, with bedroom one featuring fitted furniture for added storage and convenience. A quality bathroom suite, complemented by contemporary tiling, enhances the property's modern appeal.

Externally, communal electric gates provide access to a designated parking space, with additional visitor parking available.

Perfectly positioned close to the vibrant centre of Wakefield, residents benefit from a wealth of amenities, including high street shops, bars, restaurants, and leisure facilities. Wakefield's excellent transport links make it an ideal base for commuters, with easy access to Westgate and Kirkgate railway stations, as well as the M1 and M62 motorways.

Offered with no onward chain this is an ideal home for professionals, downsizers, or investors.

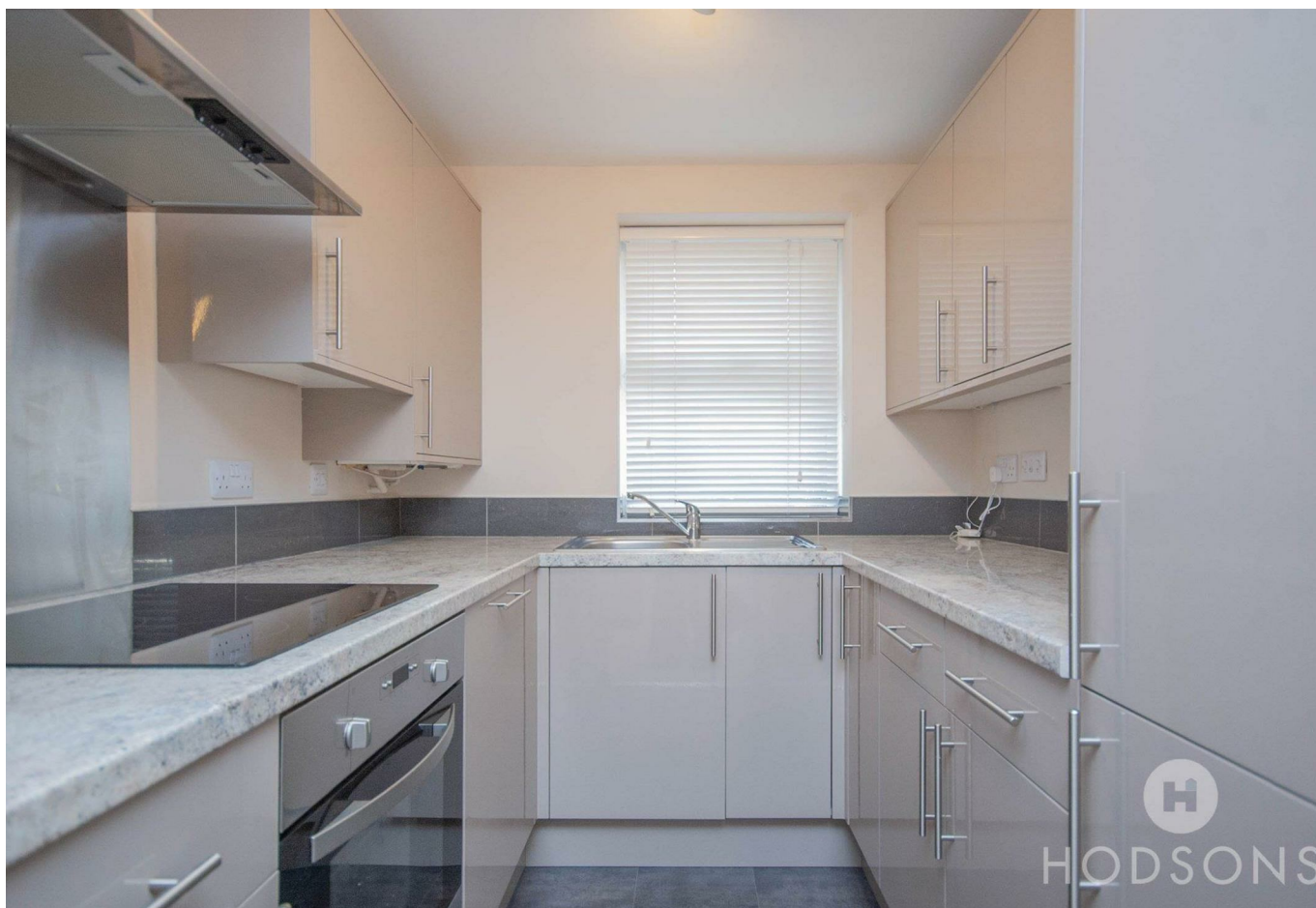
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1



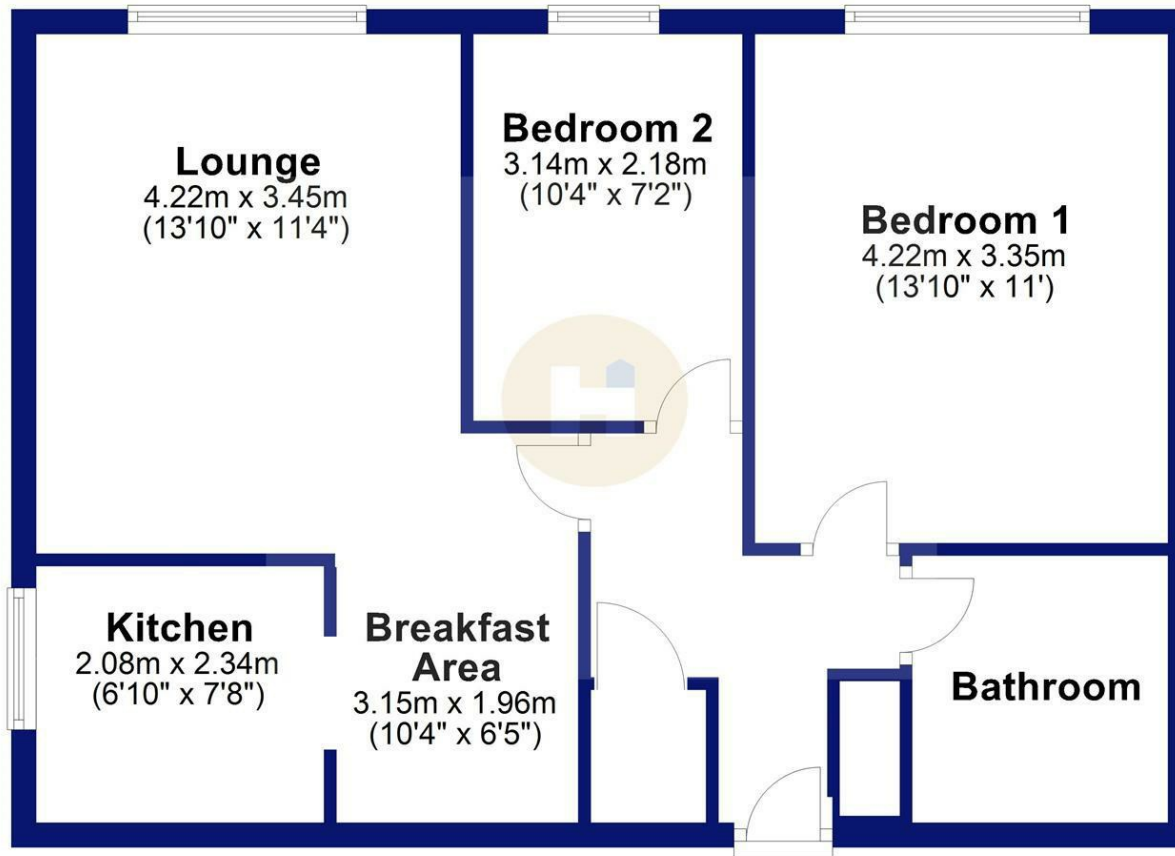
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## Ground Floor



### LOCAL AUTHORITY

Wakefield Metropolitan District council

### TENURE


Leasehold

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>97</b> |
| (81-91) <b>B</b>                            | <b>85</b>   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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