



All enquiries Ref: James Paterson

- Long leasehold first floor self-contained flat
- Full vacant possession

Location:

The property is situated on St Christophers Walk, off Balne Lane between its junctions with Bell Street and Sandy Walk. Public transport links include Wakefield Westgate Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Rail services provide direct access to Leeds, Doncaster, Sheffield and London King's Cross. Road links include the A61 and M1 (Junctions 39 & 40), providing excellent access to Leeds, Sheffield and the wider motorway network. Shopping amenities can be found locally within Wakefield City Centre, with an extensive range of shops, bars and restaurants being found throughout The Ridings Shopping Centre and Wakefield City Centre. Recreational pursuits can be found locally at the open spaces of Thornes Park, Clarence Park and Pugneys Country Park.

Description:

Long leasehold first floor self-contained flat.

Accommodation:

First floor: Two bedrooms, reception room, kitchen, shower room/WC, hallway
Outside: Allocated off-street parking
Gross Internal Area GIA: Approximately 69 sq m (748 sq ft)

EPC rating: D

Council Tax Band: C

Lease:

Held on a long lease for a term of 150 Years (less one day) from 1st January 2002 (Thus having approximately 126 years remaining).

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

