



Fairway View, Wakefield, WF2

Asking Price £145,000

ManningStainton

helping people move



This beautifully presented two bedroom apartment is located on a cul-de-sac in the popular area of Thornes. The property has designated off-street parking, communal gardens surrounding and is positioned overlooking the golf course to rear.

In brief the accommodation comprises communal entrance with intercom system, staircase leading to first floor with door through to a private entrance hall. The kitchen has been beautifully updated and gives a contemporary feel to the space.

The lounge features bow style window to the front aspect, wall-mounted electric fire and central heating radiator.

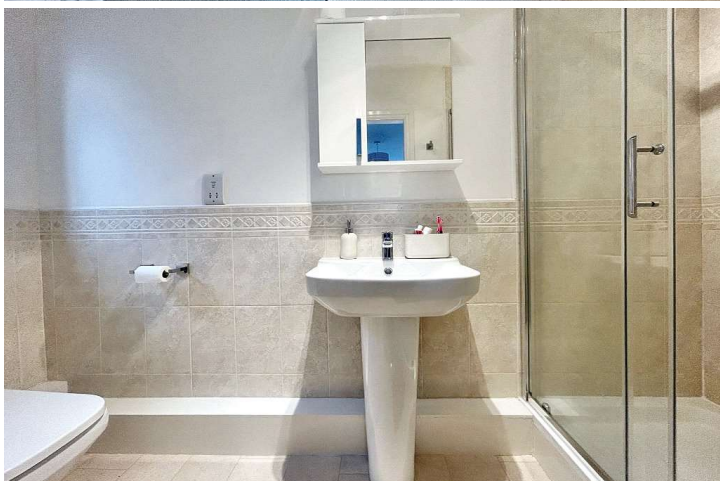
The primary bedroom has French doors leading to the decked balcony overlooking the Golf course with internal access into the en-suite with recently fitted WC, hand wash basin and shower.

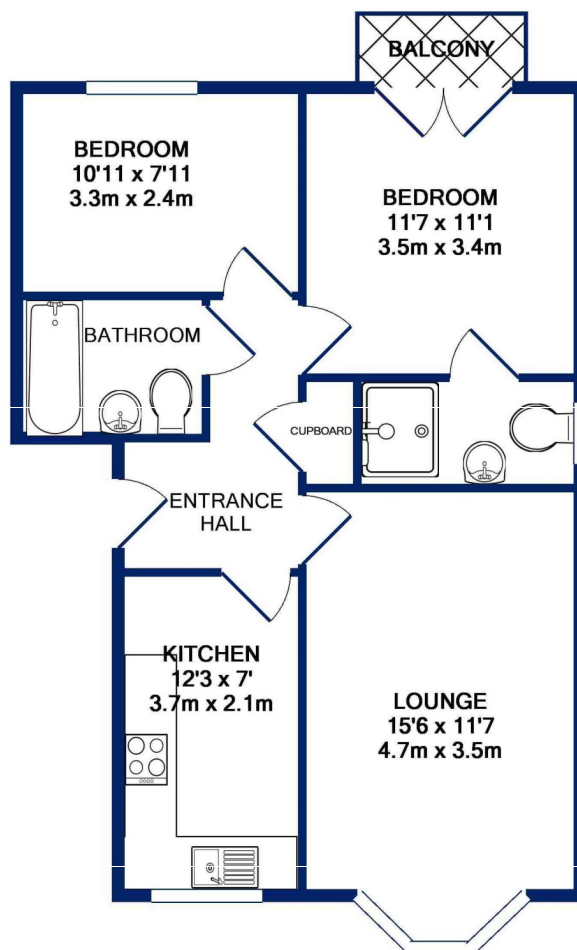
A further bedroom has window to rear overlooking the gardens and golf course.

The bathroom has also been beautifully updated to include panelled bath with shower over, low flush W.C and wash hand basin.

The property is further enhanced by a recently fitted boiler, an insulated loft and windows fitted in 2021.

Outside the property benefits from an allocated parking space, visitor parking and communal gardens. Far reaching views across the golf course from the decked balcony, with space for a set of table and chairs, the rear aspect also benefits from being South facing.





TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.9 SQ.M.)
 plan not to scale - strictly for identification purposes only
 Made with Metropix ©2019

Tenure:

Leasehold
 Service Charge: £1,440 per annum
 Ground Rent: £100 per annum
 Years Remaining: 104

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. *Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:

B

Viewing:

By appointment only through our Wakefield branch.

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

