



Offers in the region of £119,950  
The Kilns Wrenthorpe, WF1 2DR



 2  
Bedrooms

 2  
Bathrooms

586 Leeds Road, Outwood Wakefield, WF1 2LT |  
[info@trinitysandl.com](mailto:info@trinitysandl.com)

01924 609 811



This attractive ground floor Leasehold apartment is set in a quiet location in Wrenthorpe Village. It would suit first time buyers, investors or those looking for an exceptional apartment with great access to Wakefield, Leeds and beyond via Road, Rail and public transport. There are two good size bedrooms, one with an en suite shower room. Fully Fitted open plan kitchen with integrated electrical equipment. Full Upvc throughout and gas central heating. There is a family bathroom and you have the benefit of a personal car parking space outside.

**Spacious modern two bedroom apartment, En Suite to Master Bedroom, Modern Fully Fitted Kitchen, Integral Appliances, Guaranteed Parking Space,**

**Great Location with brilliant transport links. Popular Quiet Location.**

This superb ground floor apartment is exceptionally well presented, deceptively spacious, and has two double bedrooms. It is situated in the popular Wrenthorpe Village Location. It has full UPVC double glazing and gas central heating throughout.

The property briefly comprises of a communal entrance with a security door leading into the apartment's entrance hall.

There is a short Inner hallway, leading to an attractive open plan modern kitchen/dining/living room, There are two double bedrooms, the master has the advantage of an en suite shower room/w.c. and the family main bathroom/w.c. Outside, there are small communal garden areas and one allocated parking space for your use..

Wrenthorpe has a good range of amenities including local shops, schools and great transport links to Wakefield, Leeds and beyond via good bus routes running to and from Wakefield city centre. The M1 Motorway with links to the M62, A1 M1 motorways is within a 10 minute drive. There is also Outwood Rail Station within a similar journey time

The apartment offers you a great opportunity opportunity be you a first time buyer, professional couple, or indeed an investor

## THE ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Accessed via the car parking area the entrance door has a telephone intercom access.

Entrance hall has the Intercom telephone, storage cupboard, and as per the rest of the apartment has central heating radiator, ceiling lights and access to the open plan kitchen/dining/living room, two bedrooms and bathroom/w.c.

### KITCHEN/DINING/LIVING ROOM (7.08m x 3.61m) max

There is an attractive fully fitted kitchen with a range of wall and base units, work surface incorporating a stainless steel sink, integrated oven and grill, gas hob with a stainless steel extractor fan above, there is also an integrated fridge/freezer, plumbing for a washing machine, ceiling lights, and UPVC double glazed window to the side.

The living area has a UPVC double glazed window to the rear and central heating radiator. The Room is light and bright, spacious and well decorated.

The Master Bedroom is (3.50m x 2.91m) plus a small walk-in area (1.07m x 1.11m)

There is a central heating radiator, UPVC double glazed window to the rear and entrance to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C. (2.46m x 1.74m) max,

Three piece suite comprising double shower cubicle with wall mounted mixer shower, low flush w.c. and pedestal wash basin. Chrome towel radiator, tile effect flooring, part tiled walls and ceiling lights

BEDROOM TWO (3.73m x 2.48m)

This good size bedroom has UPVC double glazed window to the rear and central heating radiator again it is a bright and airy room.

Family Bathroom /W.C. 6' 9" x 5' 6"

The room has an attractive three piece suite comprising bath, pedestal wash basin and low flush w.c. The walls are part tiled ,attractive flooring, a chrome towel radiator and ceiling lights.

To the outside of the property

There are small communal gardens and you have one allocated parking space in the large car park.

LEASEHOLD

The service charge is around £100.00 per month and ground rent £175 (pa). The ground rent is doubled every 50 years so this needs to be taken into consideration when speaking to your legal representatives as some lenders are not keen on this issue. This may change over the coming months and years but needs to be outlined.

There is as we understand approximately 114 years remaining term of the property lease

## Ground Floor

