



MARTIN&CO

## 2 bed apartment to buy in WF3

Yew Tree Mews, Bradford Road, Tingley,  
Wakefield, West Yorkshire, WF3 1NL

**£50,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Apartment
- ✓ First Floor
- ✓ Two Bathrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are pleased to offer to the market a two bedroom two bathroom first floor apartment.

Briefly comprising Kitchen/Living Room, two bedrooms (en suite to master) and main bathroom/WC. In addition there is electric heating, electric oven/hob and an allocated car parking space. Situated in a popular location within Tingley and close to all local amenities and transport facilities.

ENTRANCE Communal entrance door with two flights of steps leading to the apartment.

ENTRANCE HALL Leading to kitchen/living room, both bedrooms and bathroom/WC. Wall mounted electric heater. Intercom telephone. Alarm control panel.

KITCHEN/LIVING ROOM 19' 5" x 8' 8" (5.92m x 2.64m) KITCHEN AREA - Range of modern fitted wall, base units and drawers with contrasting counter tops and inset circular sink, circular drainer sink unit and mixer tap. Four ring electric hob and built under oven with stainless steel splash back and stainless steel extractor over, provision for an under counter fridge and freezer, plumbing and space for a washing machine, part brick tiling to work surface, PVCu double glazed window, open through to lounge area. Downlights to ceiling.

LOUNGE AREA - Wall mounted electric heater, Two PVCu double glazed windows, downlights to ceiling.

BEDROOM ONE 12' 4" x 11' 11" (3.76m x 3.63m) Wall mounted electric heater, two PVCu double glazed windows. Door to en suite shower room/WC.

EN SUITE SHOWER ROOM/WC Three piece white suite comprising of a corner shower cubicle, pedestal hand wash basin with tiled splash back, low flush WC, chrome ladder style electric heater.

BEDROOM TWO 8' 6" x 7' 0" (2.59m x 2.13m) Wall mounted electric heater, PVCu double glazed window.

MAIN BATHROOM/WC Combined three piece white suite comprising of a rectangular panelled spa bath, pedestal hand wash basin with tiled splash back, low flush WC, part tiled to bath, chrome ladder style electric towel radiator, downlights to ceiling.

OUTSIDE There is an allocated parking bay which can be identified by the number 7.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 102

Annual Service Charge Amount: £700.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(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 

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