



7 Spruce Court, Wakefield, WF2 8WE

**£90,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom first floor apartment in this popular part of Wakefield. Accommodation comprises; Entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from Upvc double glazing and electric heating. Allocated parking space. Close to amenities, transport links and access to the M62 motorway network. Ideal for a first time buyer, downsizer or buy to let investor. Viewing essential.

## First Floor

### Entrance Hallway

Entrance door, laminate floor and electric panel heater. Intercom entry system, fusebox and cupboard housing the hot water cylinder. Doors to kitchen, bathroom, bedrooms and lounge;

### Lounge 11'9" x 14'9" (3.6 x 4.5)



Laminate floor, electric panel heater and electric fire with decorative fireplace. Upvc double glazed window to front and telephone point.

### Kitchen 6'2" x 9'8" (1.9 x 2.95)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven and hob with extractor hood above, stainless steel one and a half sink and drainer, space for fridge/freezer and plumbing for washing machine. Upvc double glazed window to rear.

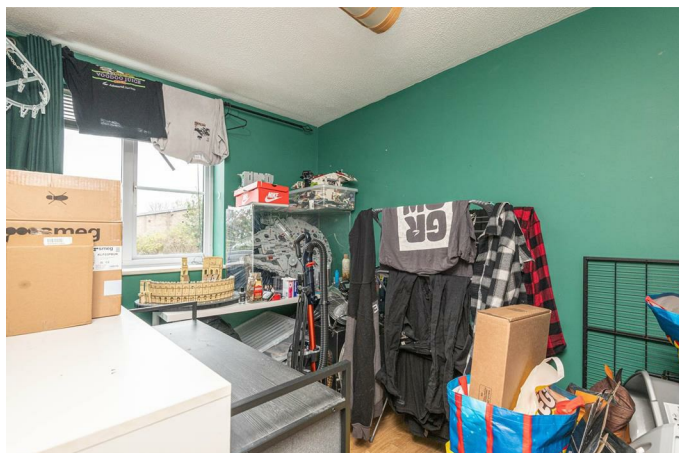
Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven and hob with extractor hood above, stainless steel one and a half sink and drainer, plumbing for washing machine and space for fridge/freezer. Laminate floor and Upvc double glazed window to rear.

### Bedroom One 10'4" x 10'5" (3.15 x 3.2)



Double bedroom with laminate floor, electric panel heater and Upvc double glazed window to front.

### Bedroom Two 9'4" max x 10'2" max (2.85 max x 3.1 max)



Double bedroom with laminate floor, electric panel heater and Upvc double glazed window to rear.

### Bathroom 6'0" x 6'2" (1.85 x 1.9)



Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and bath with tiled walls and mains shower. Extractor fan, electric wall heater, electric shaver point and Upvc obscure double glazed window to rear.

### External



### Parking

Allocated parking space

### Tenure

We have been advised by the vendor that the property is leasehold. Ground Rent £133.39 per annum Service Charge £284 per quarter

### Energy Rating

C

### Council Tax Band

B

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### Boundaries & Ownerships

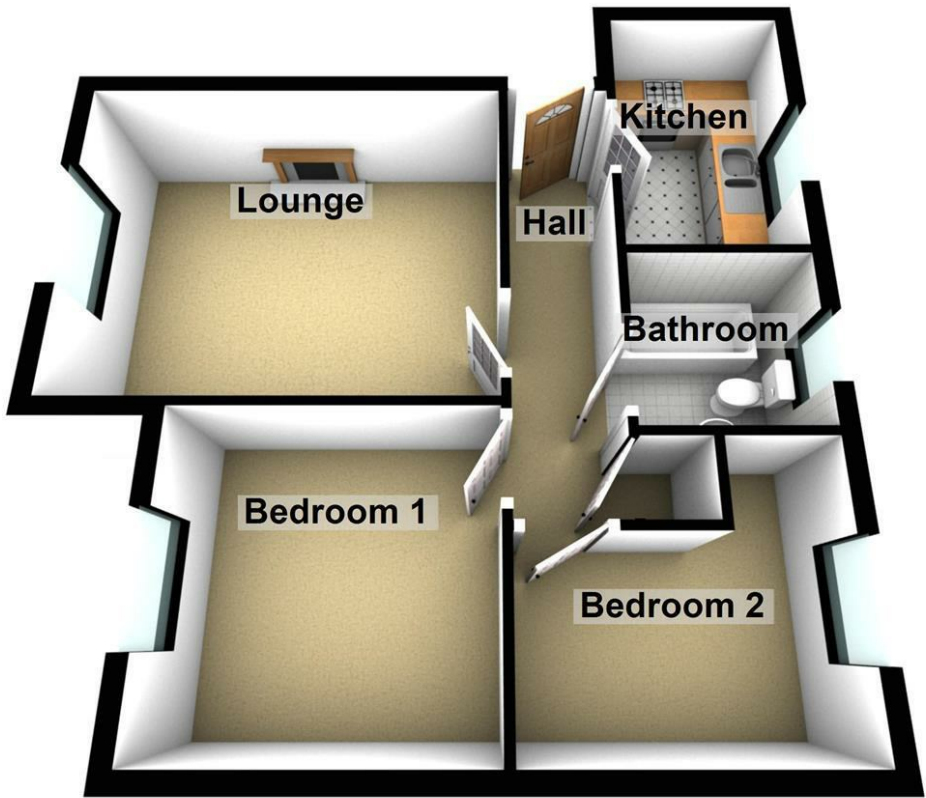
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

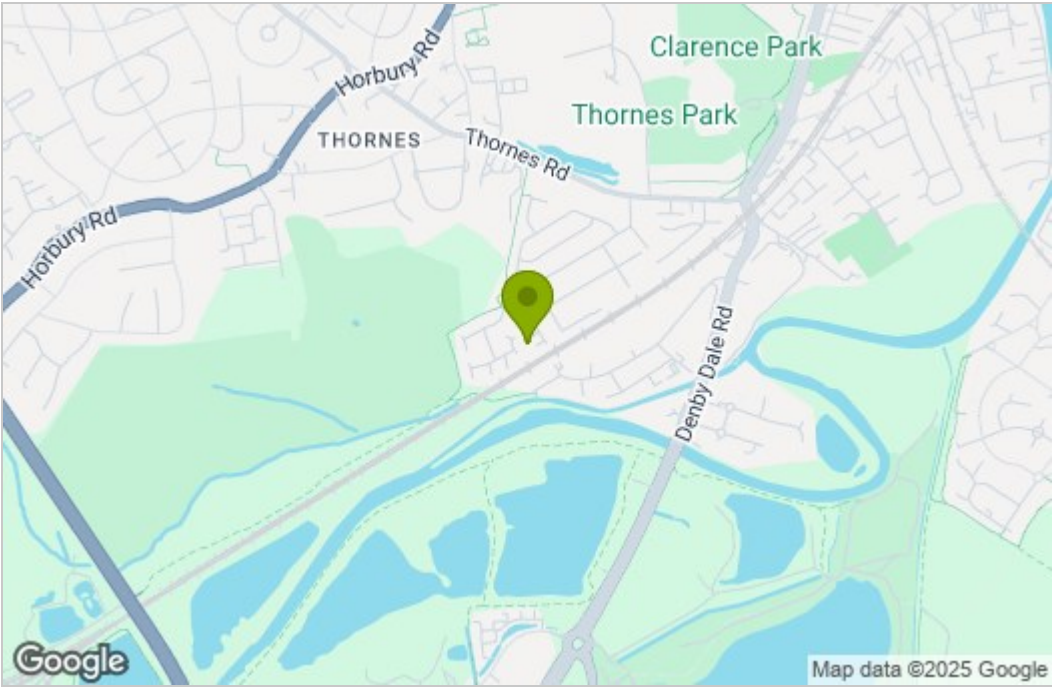
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

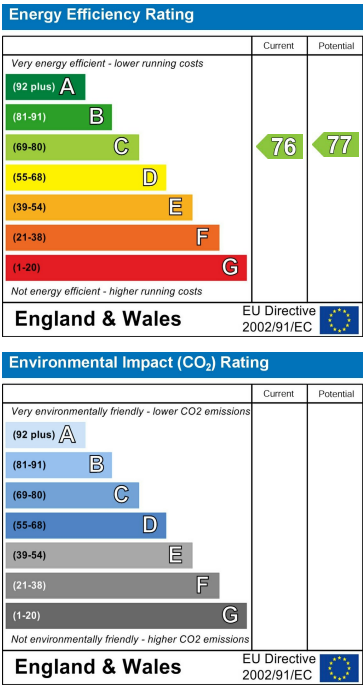
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.