



Offers in the region of £86,950
Spruce Court, Thornes, Wakefield WF2 8WE



 2
Bedrooms

 1
Bathroom

586 Leeds Road, Outwood Wakefield, WF1 2LT |
info@trinitysandl.com

01924 609 811



**TWO BEDROOM GROUND FLOOR APARTMENT
WELL PRESENTED THROUGHOUT
MODERN FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
GENEROUS SIZED LOUNGE
2 GOOD SIZED BEDROOMS WITH FITTED WARDROBES
SECURE TELEPHONE INTERCOM SYSTEM PLUS ALARM SYSTEM
HOUSE BATHROOM WITH WALK IN SHOWER
EXCELLENT NEARBY TRANSPORT/MOTORWAY LINKS
VIEWING STRONGLY ADVISED**

Situated in a quiet cul-de-sac location this attractive and spacious two bed ground floor apartment offers a great deal in terms of living space and location. The property is all electric and has a secure entrance plus an alarm system fitted.

Thornes park is a 5 minute drive away and there is good access to Wakefield and beyond via road, motorway, bus and train stations in central Wakefield.

The property consists of

Entrance hall (4.7m x 1.1m)

The entrance hall gives access to all rooms. It has an electric heater, ceiling light plus a storage cupboard housing a Santon Premier Plus water heating system.

Kitchen (2.97m x 1.88m)

This compact attractive kitchen has good quality light wood units to wall and floor with contrasting worktops. There is a white composite sink with mixer taps. There is an attractive blue and white tiled backsplash and there is also an integrated Beko Electroc cooker with a whirlpool hob and Extractor fan overhead.

The Lounge (4.5m x 3.6m)

Overlooking the front of the apartment, this spacious light and bright room has a coal effect electric fire, within a feature hearth and surround.

There is a wall mounted electric heater and large Upvc windows

Master Bedroom (3.3m x 3.1m)

The master bedroom overlooks the front of the apartment and has a great range of light wood quality wardrobes with a feature full length mirror.

There is a wall mounted electric heater and Upvc windows allowing a good deal of natural light.

Bedroom 2 (3.1m x 2.2m)

The single bedroom overlooks the rear garden via Upvc windows. There is also a wall mounted electric heater in the room.

Fitted into the alcove is a good size quality wardrobe unit in light wood.

The Bathroom (2.1m x 1.9m)

The compact bathroom has a good size walk in shower a sink with tiled splashback and low flush Wc. There is a wall mounted electric heater along with an extractor fan.

To the front of the apartment block is a parking space allocated plus some visitor parking. To the rear is a communal garden area.

Hallway 4.7 x 1.1

Entrance hall with access to all rooms Electric heater ceiling light plus a storage cupboard housing a Santon Premier Plus water heating system

Kitchen Diner 2.97 x 1.88

Attractive kitchen with light wood units to wall and floor. Patterned work tops. White sink drainer with mixer taps. Attractive blue and white tiled splashback. There is an integral Beko Electric cooker with whirlpool hob and extractor fan over the hob.

Lounge 4.5 x 3.6

Overlooking the front of the property the attractive and spacious lounge has an Electric coal effect fire housed in a feature fireplace with a tiled style hearth. Large Upvc windows allow a lot of light to enter and to keep you warm there is a wall mounted electric radiator

Bedroom 2 3.1 x 2.2

Overlooking the front of the property this good size double bedroom has a range of quality light wood wardrobes with a full length mirror. The large Upvc windows allow natural light to flood in. Overlooking the rear garden this single bedroom has fitted wardrobe and has UThere is also an electric radiator mounted under the window

Bedroom 1 3.3 x 3.1 max

Overlooking the front this good size double bedroom has a Upvc window fitted wardrobe Units with full length mirror which offers good storage space and a wall mounted Electric heater

Bathroom 1.9 x 2.1

Super bathroom with large walk in shower sink with tiled splashback and a low flush Wc. There is a wall mounted heater and extractor fan and a Upvc window

