



Santingley Court
New Crofton

Asking Price £85,000

ManningStainton
helping people move



Santingley Court

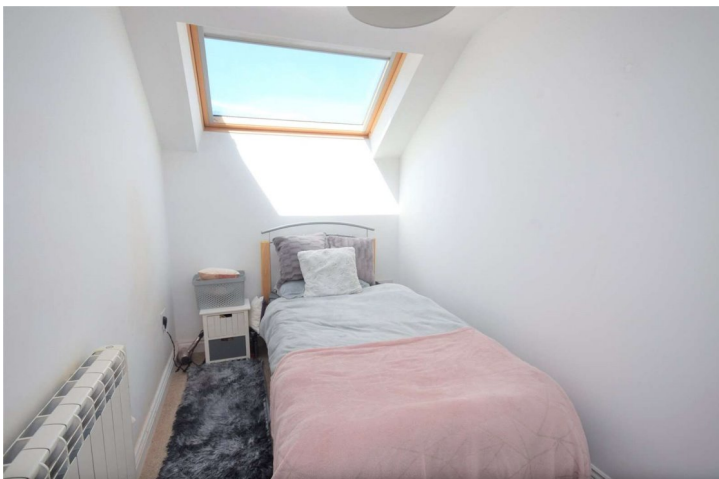
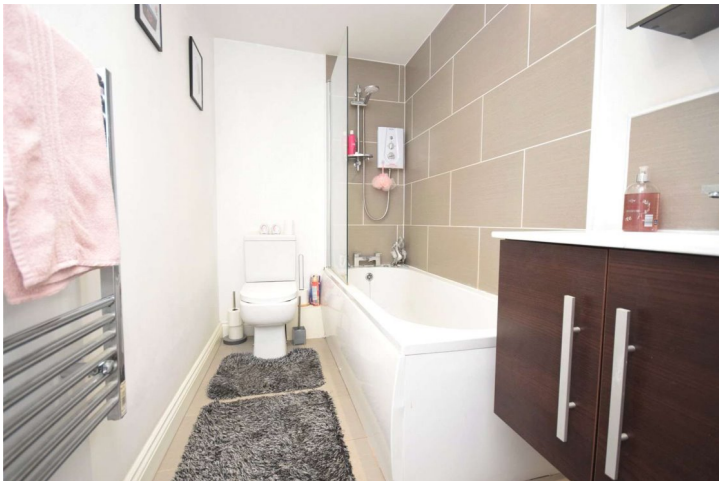
New Crofton

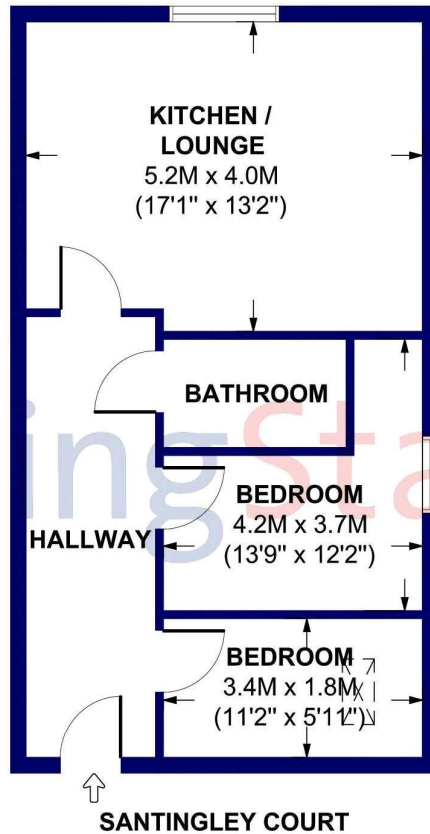
Manning Stainton are pleased to present to market this upper floor modern apartment situated in the Village of New Crofton. The property has open plan living and two double bedrooms and would be a good purchase for a first time buyer.

The village of Crofton is a semi-rural location with plenty of places to go for walks including Anglers country park and Nostell Priory. There is also plenty of local amenities nearby including local shops, pubs, restaurants and schools. Crofton is located in a fabulous spot for commuting giving good access to the Eastern relief road, the M1 & M62 motorways, Leeds city centre, Wakefield city centre, Kirkgate train station and Westgate train station.

The property comprises of an entrance hall leading to all accommodation, there are two double bedrooms, a bathroom with a three piece suite including a bath with shower over, vanity sink, WC and an open plan spacious kitchen/living area, the kitchen has fitted wall and base units with work surfaces, integrated fridge, washing machine, electric oven and hob with cooker over and a sink and there is room for a dining table.

Outside of the property there is shared parking.





APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT / 49 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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LEASEHOLD INFORMATION

Service Charge: £840

Ground Rent: £150

Years remaining: 117

*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:

A

Viewing

By appointment only through our Wakefield branch

Agents Notes:

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

Sales Particulars Version 2

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.

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

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 79 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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