



Plot 66, The Bevan, Westgate Place, Alverthorpe Road, Wakefield WF2 9NL

- NEW BUILD
- £5000 DEPOSIT CONTRIBUTION T&C'S APPLY
- £500 TOWARDS LEGAL FEES
- 10 YEAR ICW WARRANTY
- FREEHOLD
- £1500 FLOORING CONTRIBUTION
- IDEAL FOR FIRST TIME BUYERS
- DESIGNATED PARKING FOR ONE VEHICLE

Asking Price £190,000

HUNTERS[®]
HERE TO GET *you* THERE

£5,000 deposit contribution - (T&C's apply) - to discuss with the site sales representative

Phase 2 at Westgate Place, Wakefield is Now Released

Hunters are pleased to introduce Plot 66, The Bevan, a charming two bedroom end mews property spread across three floors, nestled within the Westgate Place development in Wakefield. This modern home offers a delightful living experience, boasting a well designed layout. Ideal for first time buyers or investors looking to add to their rental portfolio.

The Bevan briefly comprises; ground floor entrance hallway, bedroom two with a separate three piece shower room, First Floor open plan lounge, kitchen & dining area. Second floor has a master bedroom with a spacious three piece en-suite. Furthermore, the property benefits from designated parking for one vehicle.

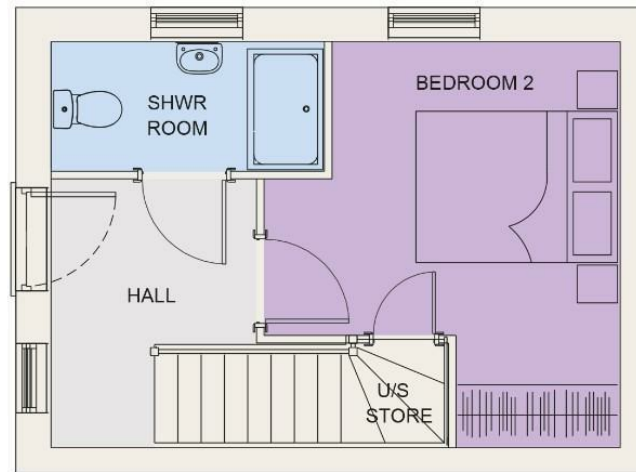
Phase 2 of Westgate Place has now been released which consists of 21 properties, catering to families and individuals embarking on their property journey. The development offers an enticing selection two and three bedroom new build houses, nestled just moments away from the heart of Wakefield. In the local area you'll find schools, restaurants, banks, gyms, and plenty of shops. The development is ideal for first time buyers, young professionals, and growing families, especially those needing access to local areas such as Leeds and South Yorkshire.

Built by HJK Properties who were shortlisted for the prestigious house builder for the year 2023, each property at Westgate Place has been specifically designed for the needs of modern living, with light and spacious layouts. The fantastic specification included as standard means you can move into your new home in comfort, thanks to high quality kitchens, bathrooms, double glazing and central heating provided throughout.

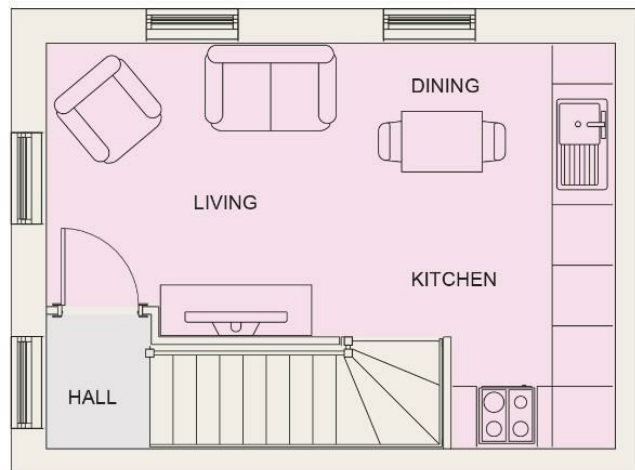
Viewing is highly recommended.



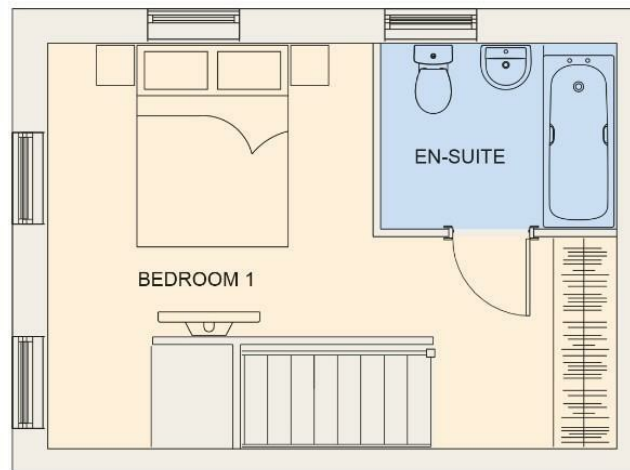




Floor Plan | Ground Floor



Floor Plan | First Floor



Floor Plan | Second Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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