



For Sale

Shared Ownership



**56 Corbett Drive
Wakefield
WF2 9EA**

50% share £80,000

Plus monthly rent, service charge, management fee
and buildings insurance payable to WDH

Key Features

- Three bedroom semi-detached home
- Two parking spaces
- Convenient commuter links with Wakefield and Leeds
- Open plan kitchen / dining room
- Double glazing
- Turfed rear garden

WDH is delighted to offer for sale on a shared ownership basis, this three bedroom semi-detached home built by Barratt Homes in 2015 on this mixed tenure development at Silkwood Gate, Wakefield.

The Silkwood Gate development is ideally located being two miles from Wakefield city centre and close to the M1 motorway for easy access to other towns and cities. Wakefield offers a wide range of shops, retail parks and leisure facilities for the whole family.

The property comprises of an entrance hall leading to a kitchen, store room and living / dining room. To the rear of the property is the open plan living / dining room which has French doors to the garden. The property has two double bedrooms, a single bedroom and a family bathroom with shower over the bath.

Sales and Leasehold Team

0345 8 507 507 or homebuy@wdh.co.uk

Accommodation

Entrance hall

Entrance hall leading to cloakroom, kitchen, staircase and living / dining room.

Cloakroom / toilet

Ground floor toilet with wash hand basin.

Living / dining room 15'1" narrowing to 11'1" x 14'x5" (4.6m narrowing to 3.4m x 4.4m)

Open plan living and dining room with French doors leading to the garden.

Kitchen 12'0" x 8'2" (3.7m x 2.5m)

Fully fitted kitchen with a range of wall and base units with complimentary work surfaces. A stainless steel sink, electric oven, gas hob with glass splash back and extractor hood. Plumbing for a washing machine, space for fridge freezer, and vinyl floor covering.

Bedroom one 15'1" x 8'6" (4.6m x 2.6m)

Double bedroom with views to the rear of the property

Bedroom two 11'10" x 8'6" (3.6m x 2.6m)

Double bedroom with views to the front of the property.

Bedroom three 9' x 6'5" (2.7m x 1.9m)

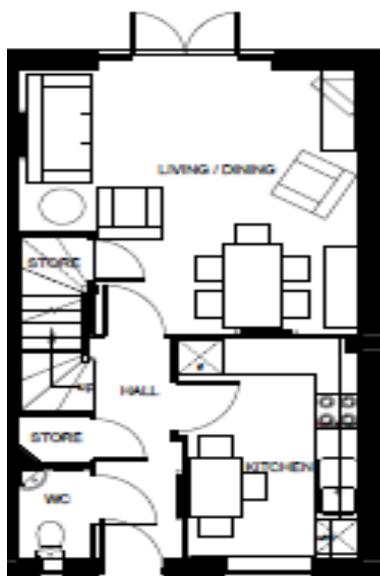
Single bedroom with views to the rear of the property.

Bathroom 6'5" x 5'7" (1.9m x 1.7m)

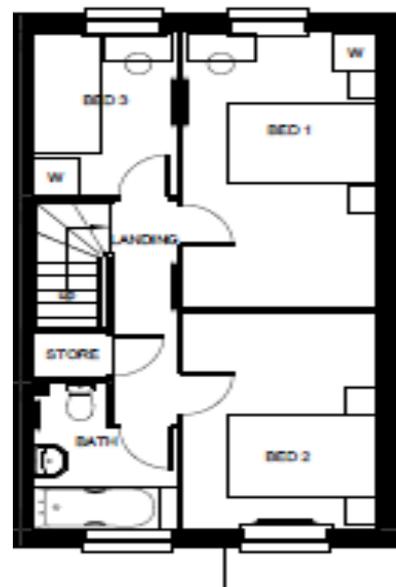
Comprises of a modern white three piece suite with shower over the bath with glass shower screen, pedestal wash hand basin and toilet. Heated towel rail and partial tiling.

Dimensions indicated are for guidance only and are not intended to be used for sizing, ordering appliances, furniture, carpets or curtains.

Ground Floor Plan



First Floor Plan



Subject to contract

Important Notice:

- (i) The particulars are a general outline only for the guidance of intending purchaser or lessees and do not constitute an offer.
- (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness.

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Price

£160,000 (100%)

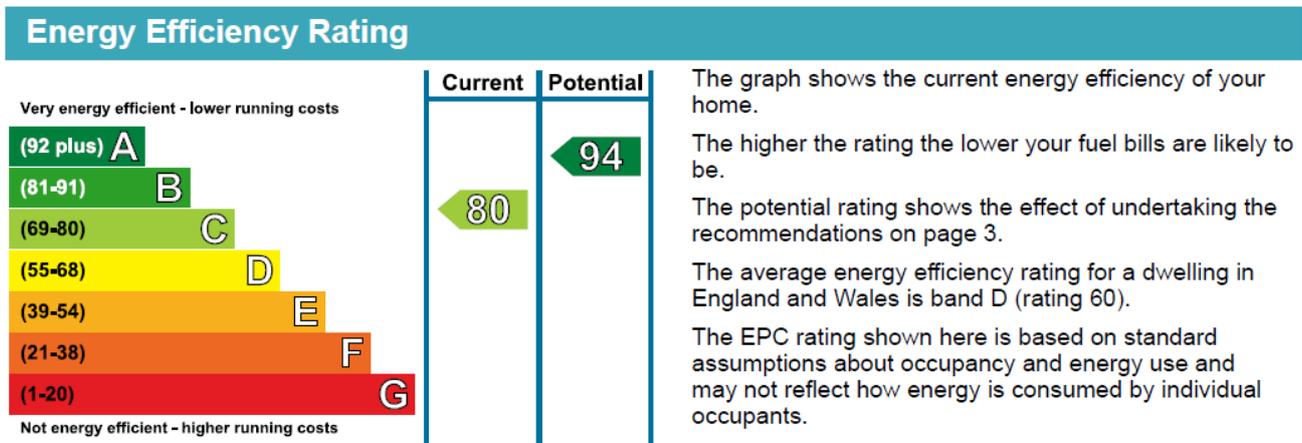
Shares available from 50% up to 75%

	Share price	Rent each month
50% share	£80,000	£183.33
75% share	£120,000	£91.67

Plus the following charges each month

Service Charge	£8.20
Buildings Insurance	£4.36
Management Fee	£6.08

Energy Performance Certificate



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