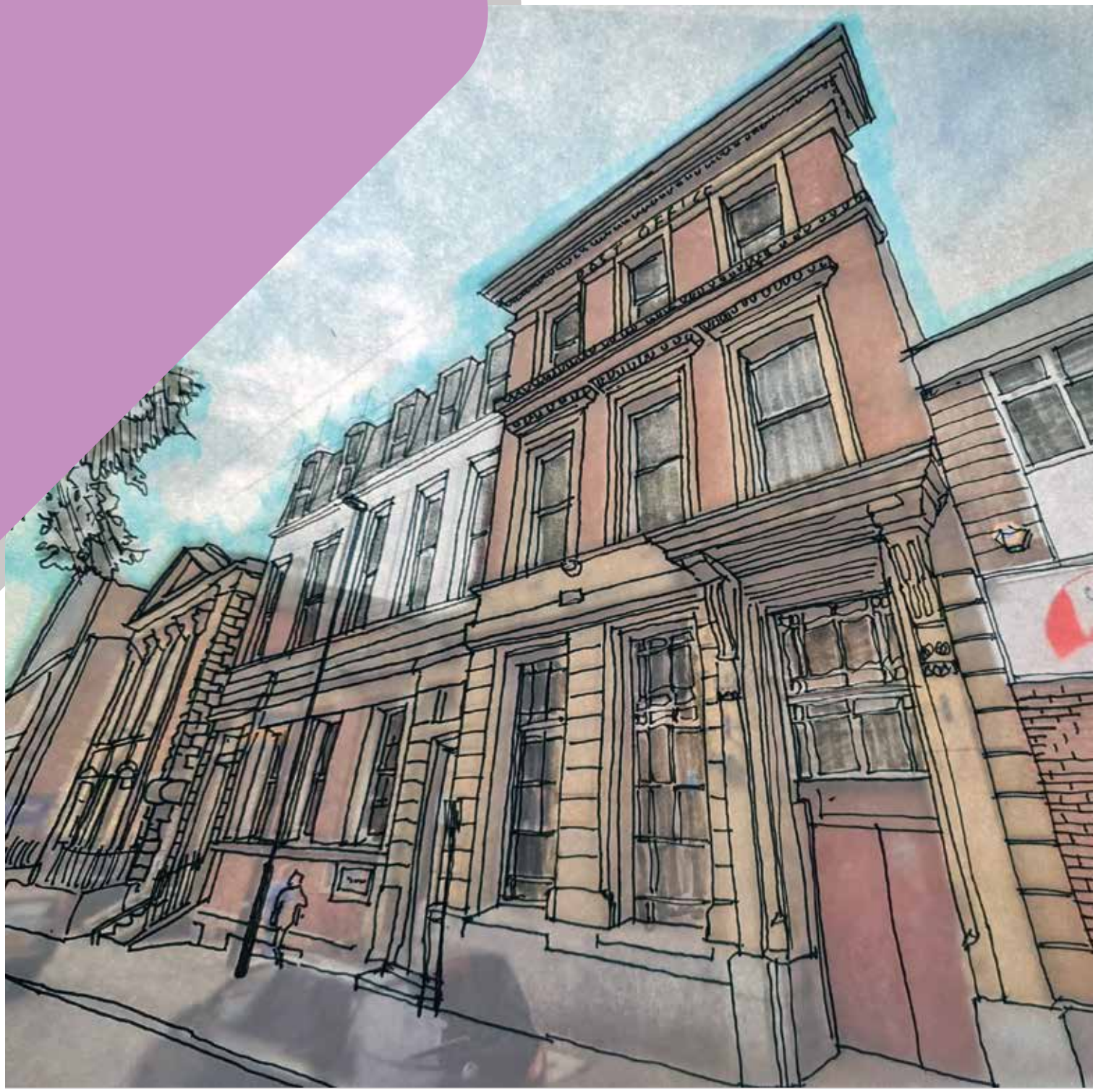
13 HIGH QUALITY APARTMENTS
IN THE HEART OF WAKEFIELD



WILLIAMS PROPERTY
PARTNERS

Sumptuous luxury living brought to a landmark Wakefield building.

Wakefield is famous for its coal mining heritage, but this Cathedral city just 9 miles south-east of Leeds on the eastern edge of the Pennines, now attracts hundreds of thousands of visitors into every year to destinations including The Hepworth, Yorkshire Sculpture Park, Nostell Priory, the Theatre Royal, the Cathedral and the Coal Mining museum.

The Hepworth opened in 2011 and welcomes 500,000 visitors a year; adding around £10 million to the local economy in its first year alone. The city has an abundance of amazing landscapes, sights, and monuments as well as the 'CAPA' college for Dance and soon to launch 'Tileyard North', a creative industries hub which will be the largest creative community outside of London.

The rental market looks set to flourish meaning there has never been a better time to invest in Wakefield. Local estate and letting agencies are suggesting that the city is witnessing a rise in prices because of its continued transformation and redevelopment.

Wakefield is home to three of the country's top private schools at Queen Elizabeth Grammar School, Wakefield Girls High School and Silcoates. The city's College has over 10,000 students and is home to businesses such as the Mid Yorkshire Hospitals Trust, The Car People, Edmundson Electrical and Boparan Holdings. It is also home to large warehousing facilities for Amazon and ASOS.

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LOCATION





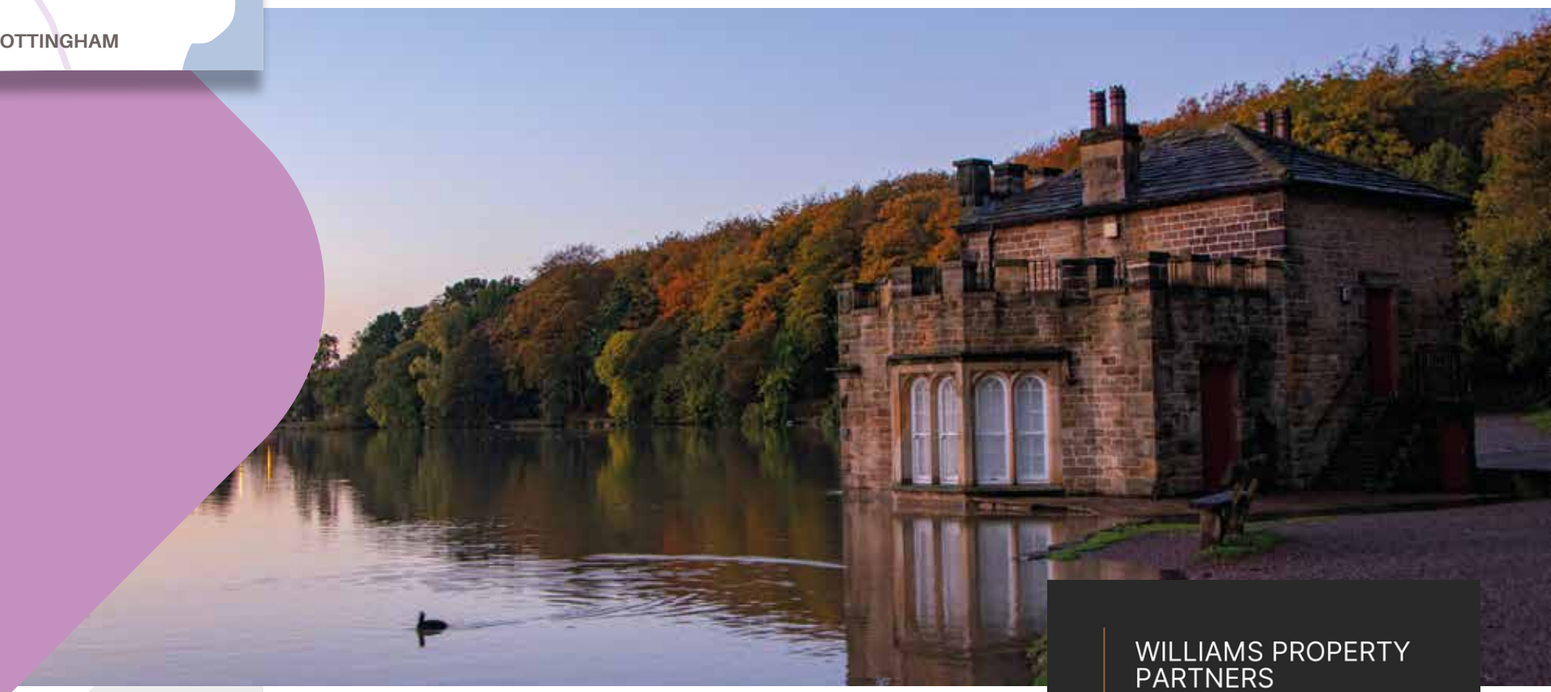
A PLACE **ON THE UP**

Wakefield's economy had a GDP of around £6.5 billion in 2017. This has the city ranked as the fourth biggest economy within the Leeds region. Many businesses already have an operating base in the city and there are plenty more moving into Wakefield due to its position along the M1 motorway and also with the superb rail links to London; thereby increasing the employment rate of the economy. This has led to the city being a great area to invest in the residential property market.

With a population of almost 344,000 in 2022, experts have predicted that the employment rate of the city is on the upward trend as the growth of more businesses is becoming consistent. This means that property investors, especially buy-to-let investors, will begin to gain considerably in their returns.

Wakefield council's £10 million city centre regeneration scheme is already underway with further plans for retail, hospitality, garden and communal spaces due to be released in 2023.





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A PLACE **ON THE MOVE**

One of the most important factors to consider when investing in the residential property market is the commuter network. Wakefield is situated on the M1 and M62 motorways and the East Coastline railway. You can get to London in under two hours using the train service from either the Kirkgate or Westgate stations.

Wakefield is also attractive because of its easy access to Leeds. Individuals working in Leeds but want to enjoy more affordable house prices and rent can reach Leeds in 12 minutes by train, in 20 minutes by car and in approximately 30 minutes by bus.

The city offers a thriving centre for shopping, days and nights out, dining and entertainment and more. Thousands are drawn to the city every year with the favourites being The Hepworth, Yorkshire Sculpture Park, Nostell Priory, the Theatre Royal, the Cathedral and the Coal Mining museum.









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PLACES OF **INTEREST**



1. Wakefield Cathedral 0.2 miles
2. The Hepworth Wakefield 1.4 miles
3. Sandal Castle 1.9 miles
4. City of Wakefield Golf Club 1.8 miles
5. Pinderfields Hospital 1.8 miles
6. Wakefield Trinity 1.4 miles
7. Pugneys Country Park 1.9 miles
8. Walton Colliery Nature Park 4 miles
9. Thornes Park 0.8 miles
10. National Trust Nostell 5.7 miles
11. Waterton Park 4 miles
12. National Coal Mining Museum 6.3 miles
13. The Holiday Inn 2.3 miles
14. Low Laithes Golf Club 3.3 miles
15. Wakefield Museum 0.7 miles
16. Wakefield College 0.9 miles
17. Trinity Walk 0.8 miles
18. Asda Superstore 2.9 miles
19. Newmillerdam 3.7 miles
20. Yorkshire Sculpture Park 6.5 miles

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THE PROPERTY







WILLIAMS PROPERTY PARTNERS

Meeting the demand for functional, stylish and contemporary apartments to keep pace with modern living.

Horizon House has been meticulously designed in order to exceed this requirement, raising the bar throughout the development.

Balconies and terraces have been incorporated into many ofthe apartments to provide private space for the residents to enjoy in addition to the ample shared amenity space.

Modern stylish kitchen

Spacious fitted kitchens in matt grey tones, finished with contrasting hardware provide a modern yet stylish edge to the apartments. Fully fitted with oven, hob, extractor, fridge/freezer and dishwasher these kitchens provide ample storage and organisation for modern life and busy people. Complimented with luxury worktops and ample lighting. Washers are installed either in the kitchen or within a service cupboard in the apartment.

Open plan living area

Spacious lounges with an expansive open plan kitchen and dining area are ideal for entertaining and relaxing. Large windows, many are floor-to-ceiling and with access to private outdoor space. Ample dimmable lighting and electrical sockets throughout. Luxurious wood style flooring throughout gives a feeling of space and provides a beautiful flow throughout the apartments. Luxury electric wall heaters are fitted throughout the apartment.

Spacious master bedroom

Spacious master bedrooms give ample space for bedroom furniture and with large windows allowing the daylight to flood the room.

Luxury bathroom suite

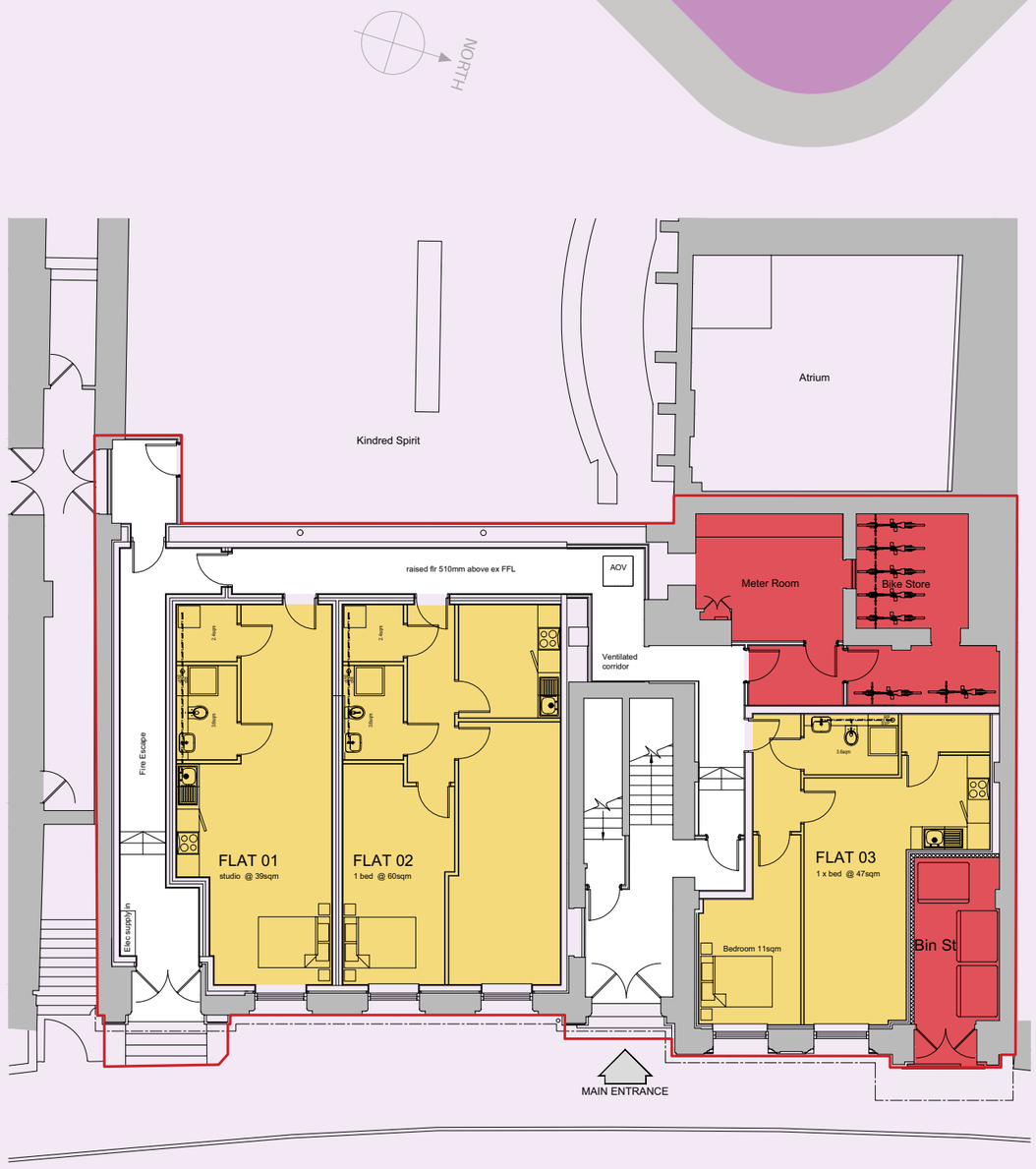
Luxury tiled suites comprising bath, power shower, basin, heated towel rail and soft close loo - all finished with chrome hardware.

FLOOR **PLANS**

G

GROUND FLOOR





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FLOOR **PLANS**

1

FIRST FLOOR



2

SECOND FLOOR



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