



CITY & COUNTRYWIDE
PROPERTY INVESTMENTS

GROSVENOR HOUSE

PRICES FROM ONLY £73,000



INFO@CITYANDCOUNTRYWIDE.CO.UK

GROSVENOR HOUSE

Grosvenor House is a high specification development, located in the heart of Wakefield city centre. The development consists of one and two bedroom apartments all with carefully designed, modern interiors.

These light and airy apartments are designed with a neutral colour palette, ideal for residents wanting to add their own splash of personality to the space. The large windows allow for ample natural light in all rooms in Grosvenor, making home living and working more comfortable and enjoyable.





Living rooms at Grosvenor feature a chic wash of white and princess grey, giving the room a fresh and calming feel.

The beauty of a neutral palette means any greenery in the room will complement the space perfectly.



The bedrooms in Grosvenor House have a luxurious, clean design, ideal for tenants wanting to make the room their own. This practical yet beautiful design, makes it the perfect space for unwinding and relaxing.

Residents can make the most of socialising, with the modern kitchen, opening out into the living room. This open plan design adds to the size and spaciousness of the apartment, allowing the rooms to flow into one another.

The modern appliances in the bathroom utilise the space perfectly. The minimalist design is emphasised by the sharp, clean lines, and useful vanity unit space.



Beautifully constructed and designed
to maximise space.



Grosvenor House also benefits from a communal rooftop terrace. The beautiful, modern space provides beautiful views over the skyline. Whether you are entertaining guests or meeting your neighbours in a comfortable setting, the communal area is the ideal social space. Or, if you're seeking a moment of tranquillity, what better place than to be high above the hustle and bustle of the city?



WAKEFIELD

WAKEFIELD

Wakefield is small but historic cathedral city situated within its own wider district in West Yorkshire. The city sits quietly on the River Calder at the eastern edge of the Pennines. Once a large trading centre for corn, coal and textiles, Wakefield has been reinventing itself away from its industrial past ever since. It is now famed for its picturesque countryside, artistic heritage and beautiful cathedral.

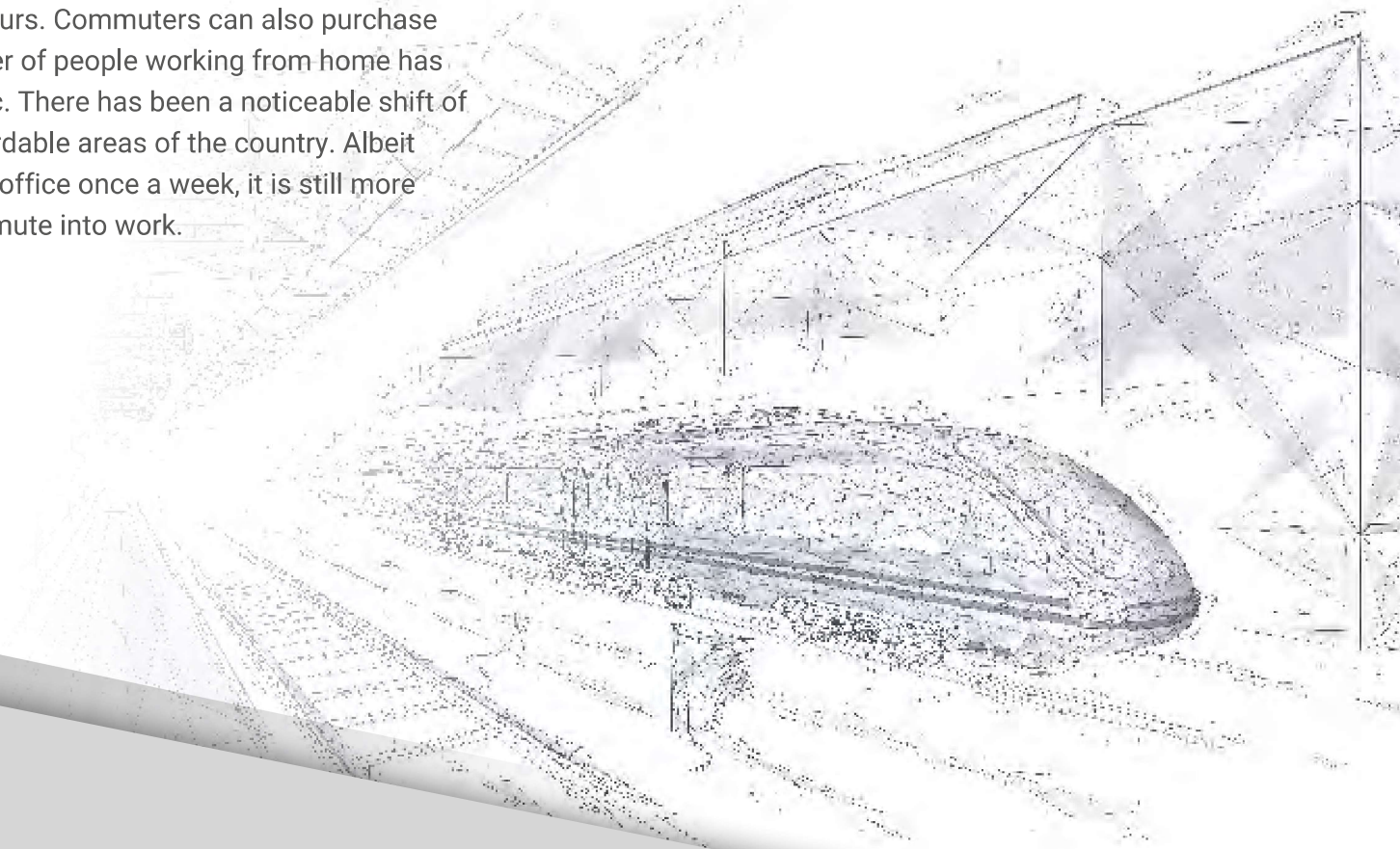
Wakefield is fast becoming a desirable residential location in Yorkshire. This is due to, amongst other things, its strategic location, an established but continually growing economy and value for money compared to its larger neighbours.

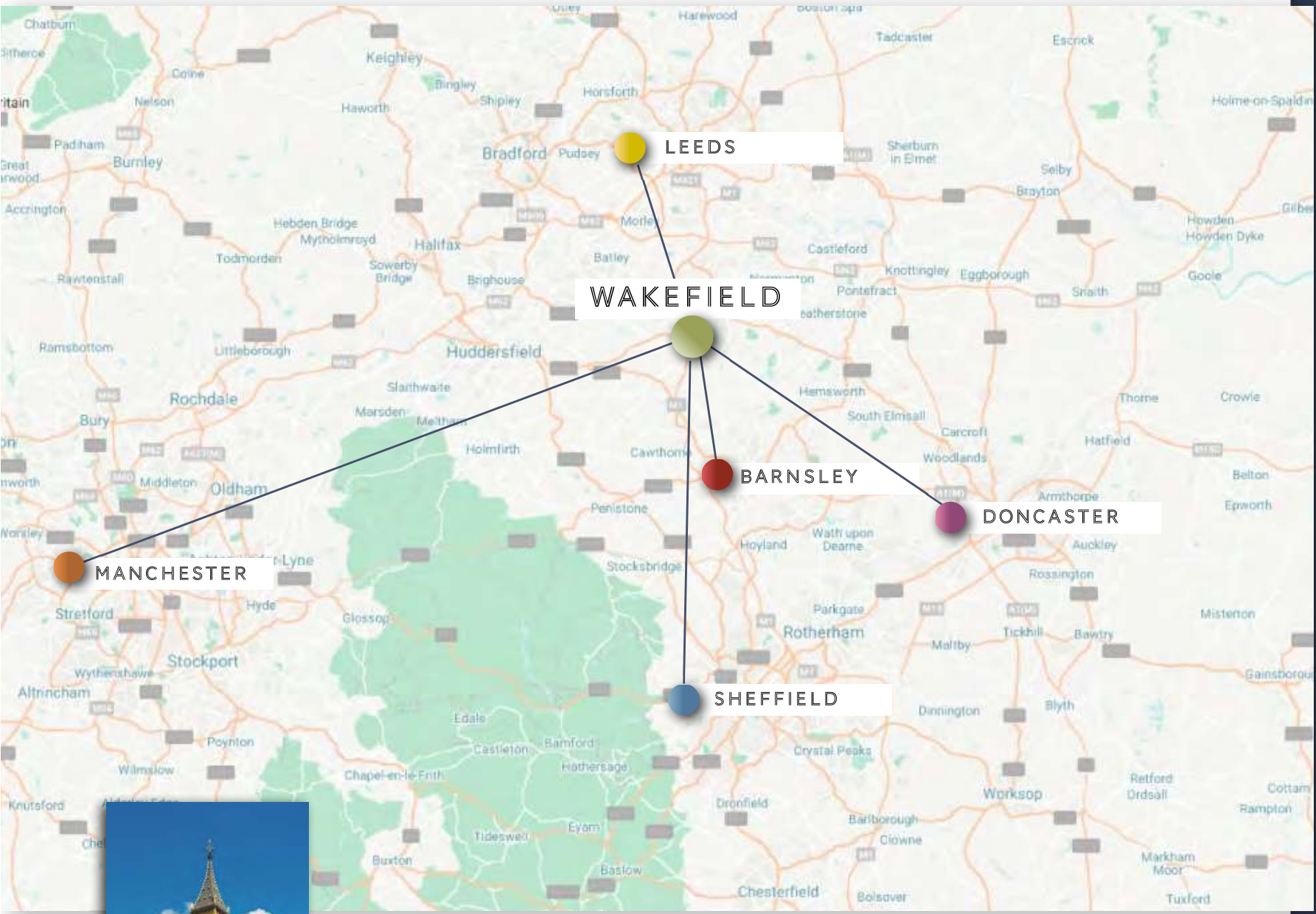


A VERY WELL-CONNECTED CITY

Wakefield is an extremely attractive city to work, live and invest. The city benefits from excellent transport connections to other key towns and cities, with its strategic location. Situated to the south of Leeds, residents can drive to Leeds in just 20 minutes, or catch a short 15-minute train ride. The high frequency of trains between the two cities makes Wakefield perfect for commuting. In addition, residents can reach Sheffield in approximately 30 minutes by train with Barnsley and Doncaster only 15 minutes away. The commuter city is only an hour's drive away from Manchester.

If you frequently visit London for business or pleasure, the high-speed rail will take you to Kings Cross train station in only two hours. Commuters can also purchase return tickets from as little as £35. The number of people working from home has only increased since the start of the pandemic. There has been a noticeable shift of people moving out of the capital to more affordable areas of the country. Albeit some professionals may still need to visit the office once a week, it is still more affordable to live outside of London and commute into work.





LEEDS

RAIL: 15 MINS
ROAD: 21 MINS



BARNSELY

RAIL: 15 MINS
ROAD: 25 MINS



MANCHESTER

RAIL: 1 HR 12 MINS
ROAD: 1 HR 5 MINS



SHEFFIELD

RAIL: 31 MINS
ROAD: 35 MINS



DONCASTER

RAIL: 17 MINS
ROAD: 32 MINS



DIRECT LINKS TO LONDON

TRAIN: 2 HOURS
CAR: 3 HOURS 30 MINUTES



£5.4M

WAKEFIELD KIRKGATE
RAIL STATION
REGENERATION



REGENERATION

Finally departing with its industrial past, Wakefield has a bright future ahead with ongoing regeneration projects shaping the city. Wakefield has the foundations of an attractive city, with beautiful architecture flooding the streets and the council intends to improve the city centre further.

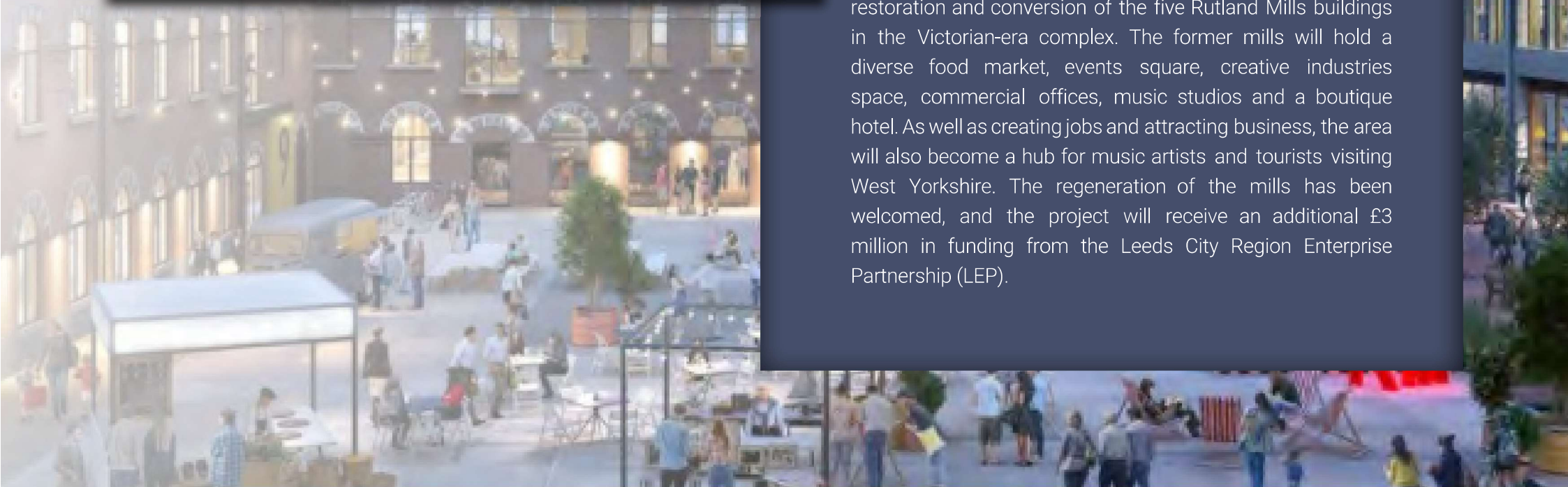
Wakefield has already undergone numerous regeneration projects. In 2011, the city opened the impressive 500,000 sqft Trinity Walk shopping centre, only a stone's throw away from Grosvenor. Trinity Walk is now well established as one of the best shopping destinations in Yorkshire. Additionally, the iconic canopy roof ensures shoppers can visit all year around. Shoppers are spoilt with choice with over 60 retail stores, 10 eateries and a 24-hour gym. With 1000 car parking spaces, people can drive in with ease.

Recently, an impressive £5.4m upgrade for Wakefield Kirkgate Rail Station was unveiled to the public. By increasing accessibility to many areas of the city, the council is hoping to underpin its strategy of creating a great business environment in the city, attracting companies and start-ups. Upgrades will include improving facilities for passengers.



WATERFRONT REGENERATION

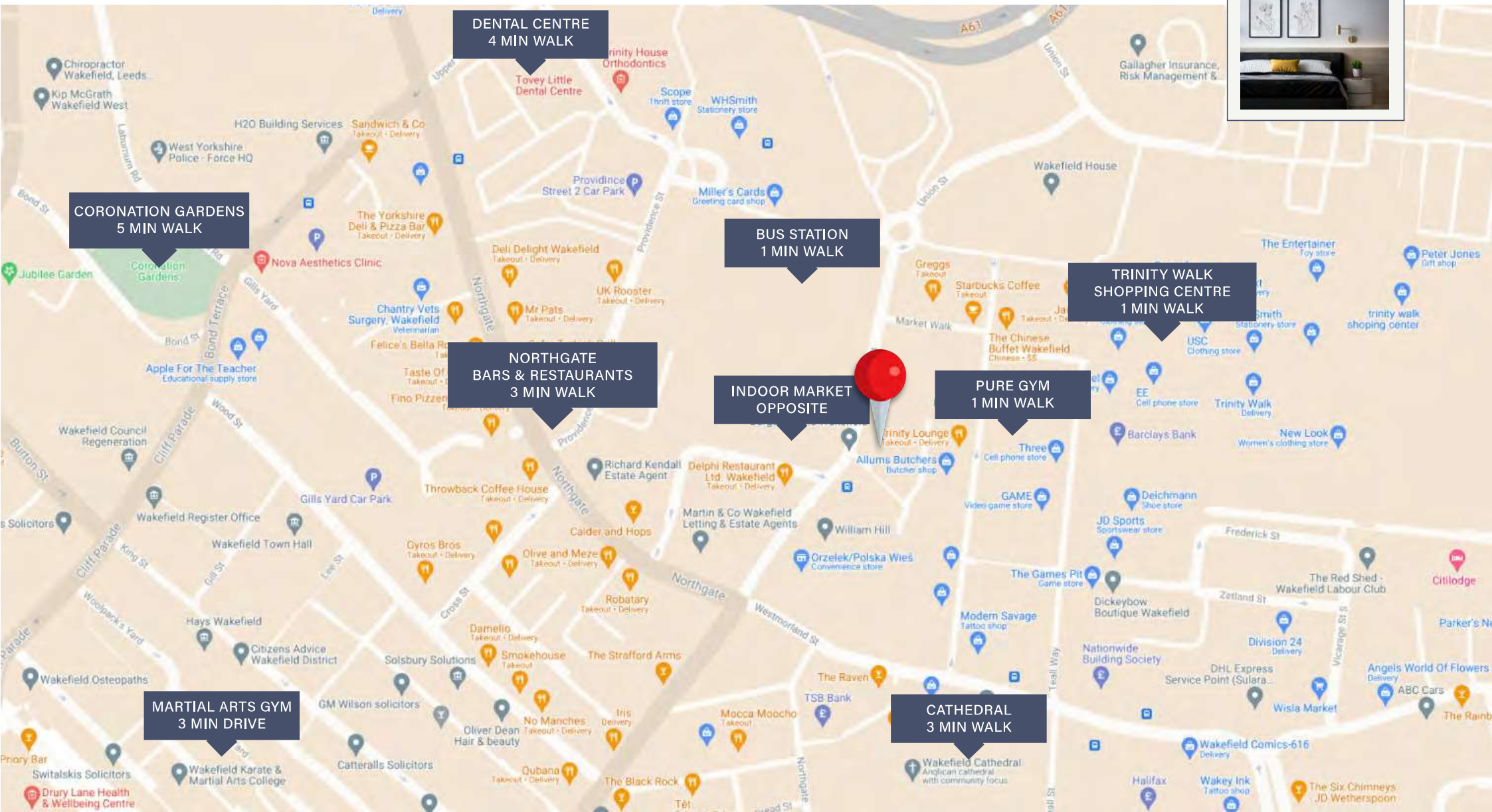
Work is well underway on the 15-year plan to regenerate Wakefield's waterfront area, on the River Calder. Phase One, which is due to be completed in 2023, will see restoration and conversion of the five Rutland Mills buildings in the Victorian-era complex. The former mills will hold a diverse food market, events square, creative industries space, commercial offices, music studios and a boutique hotel. As well as creating jobs and attracting business, the area will also become a hub for music artists and tourists visiting West Yorkshire. The regeneration of the mills has been welcomed, and the project will receive an additional £3 million in funding from the Leeds City Region Enterprise Partnership (LEP).



STEP OUTSIDE

GROSVENOR HOUSE, 20 UNION ST, WAKEFIELD WF1 3AE

GROSVENOR HOUSE



**DENTAL CENTRE
4 MIN WALK**

**CORONATION GARDENS
5 MIN WALK**

**NORTHGATE
BARS & RESTAURANTS
3 MIN WALK**

**BUS STATION
1 MIN WALK**

**INDOOR MARKET
OPPOSITE**

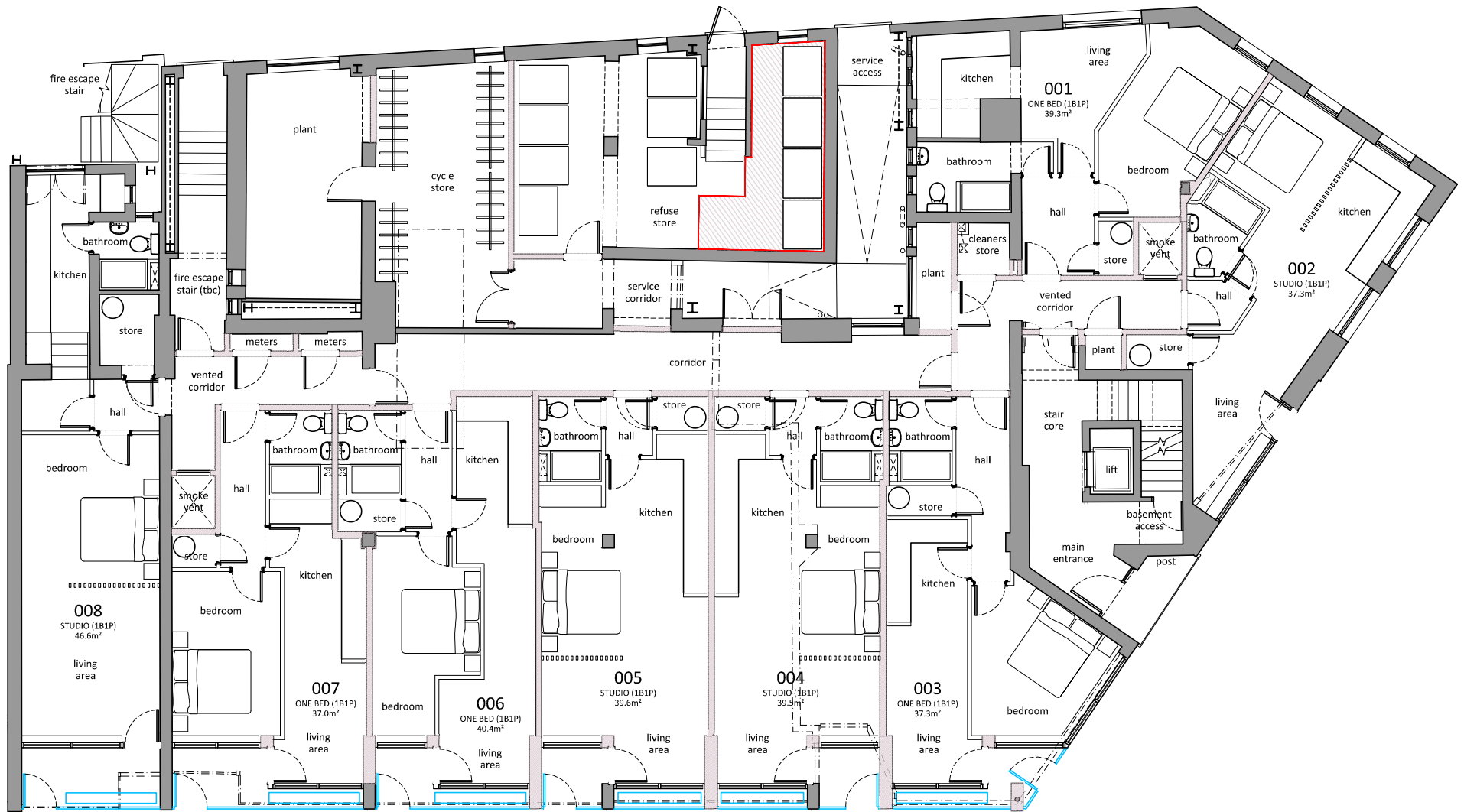
**TRINITY WALK
SHOPPING CENTRE
1 MIN WALK**

**PURE GYM
1 MIN WALK**

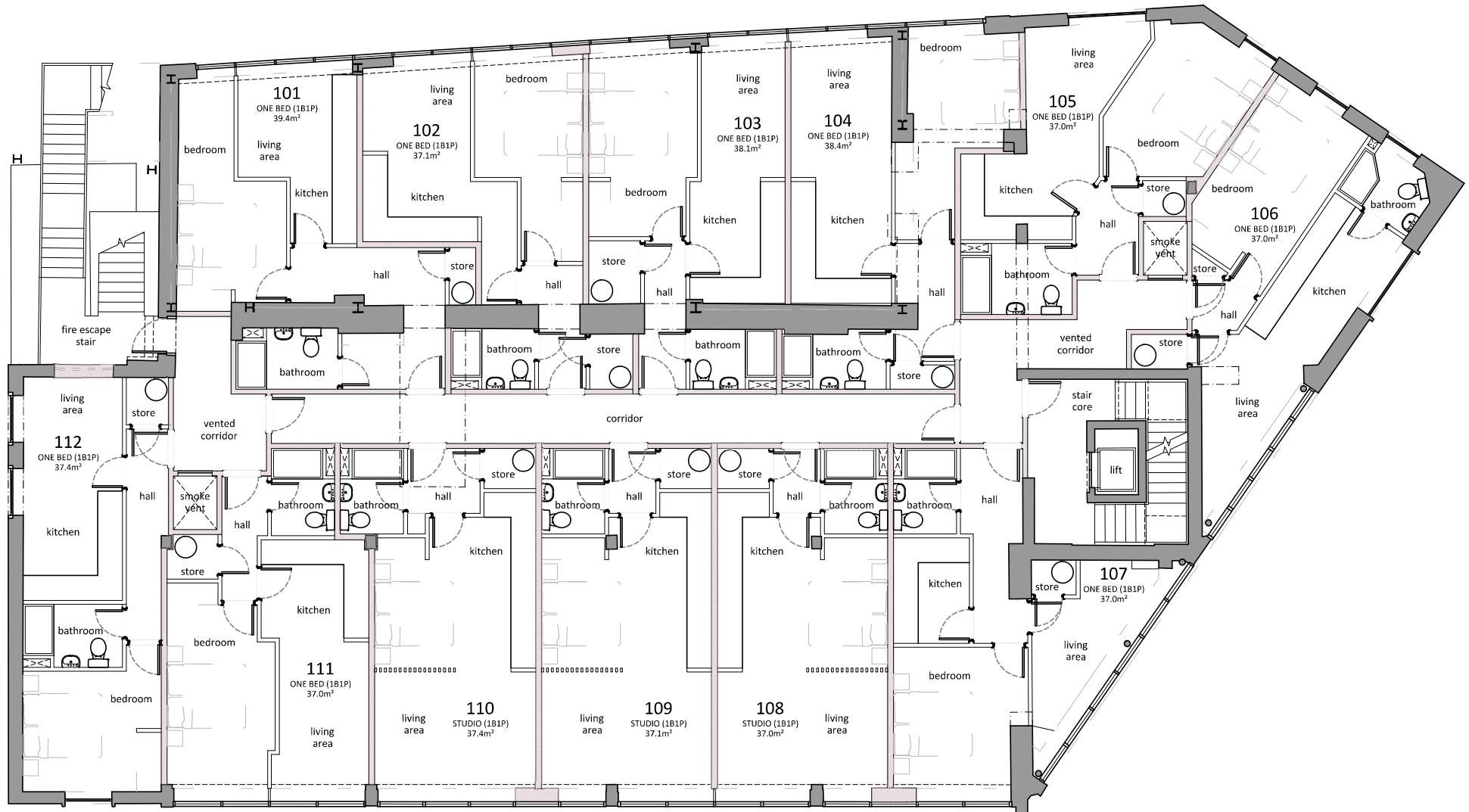
**MARTIAL ARTS GYM
3 MIN DRIVE**

**CATHEDRAL
3 MIN WALK**

GROUND FLOOR




FIRST FLOOR

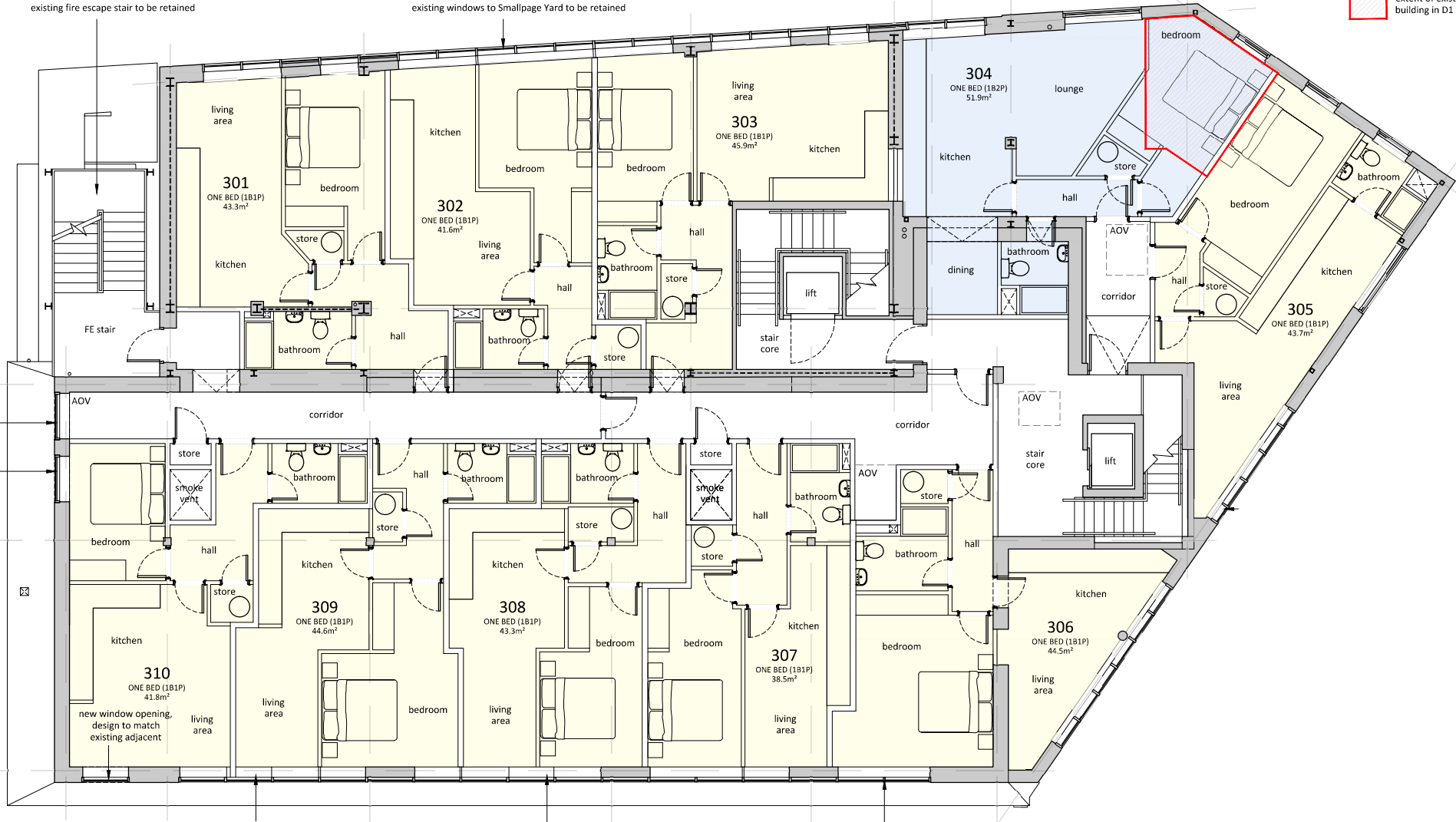


SECOND FLOOR

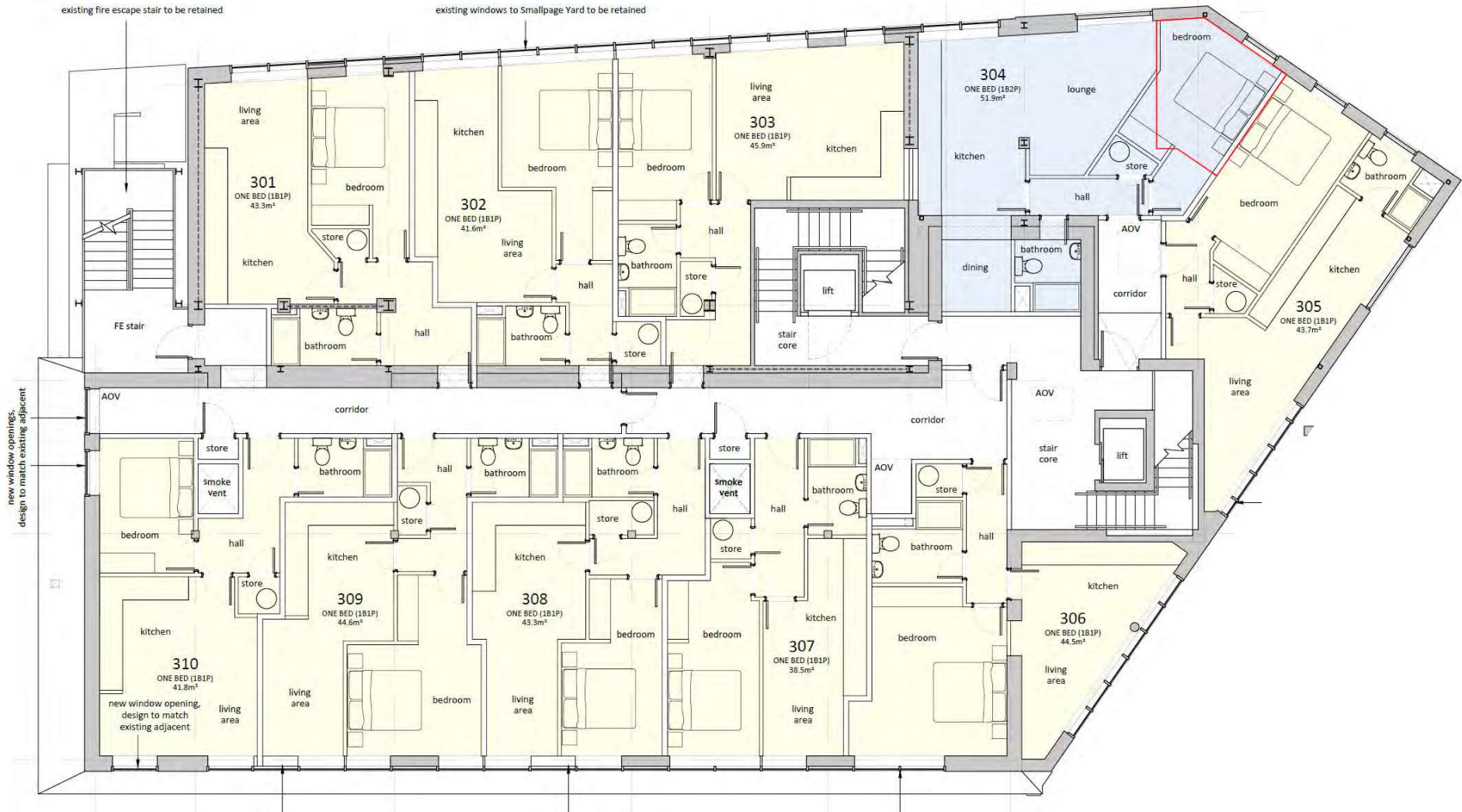
existing fire escape stair to be retained

existing windows to Smallpage Yard to be retained

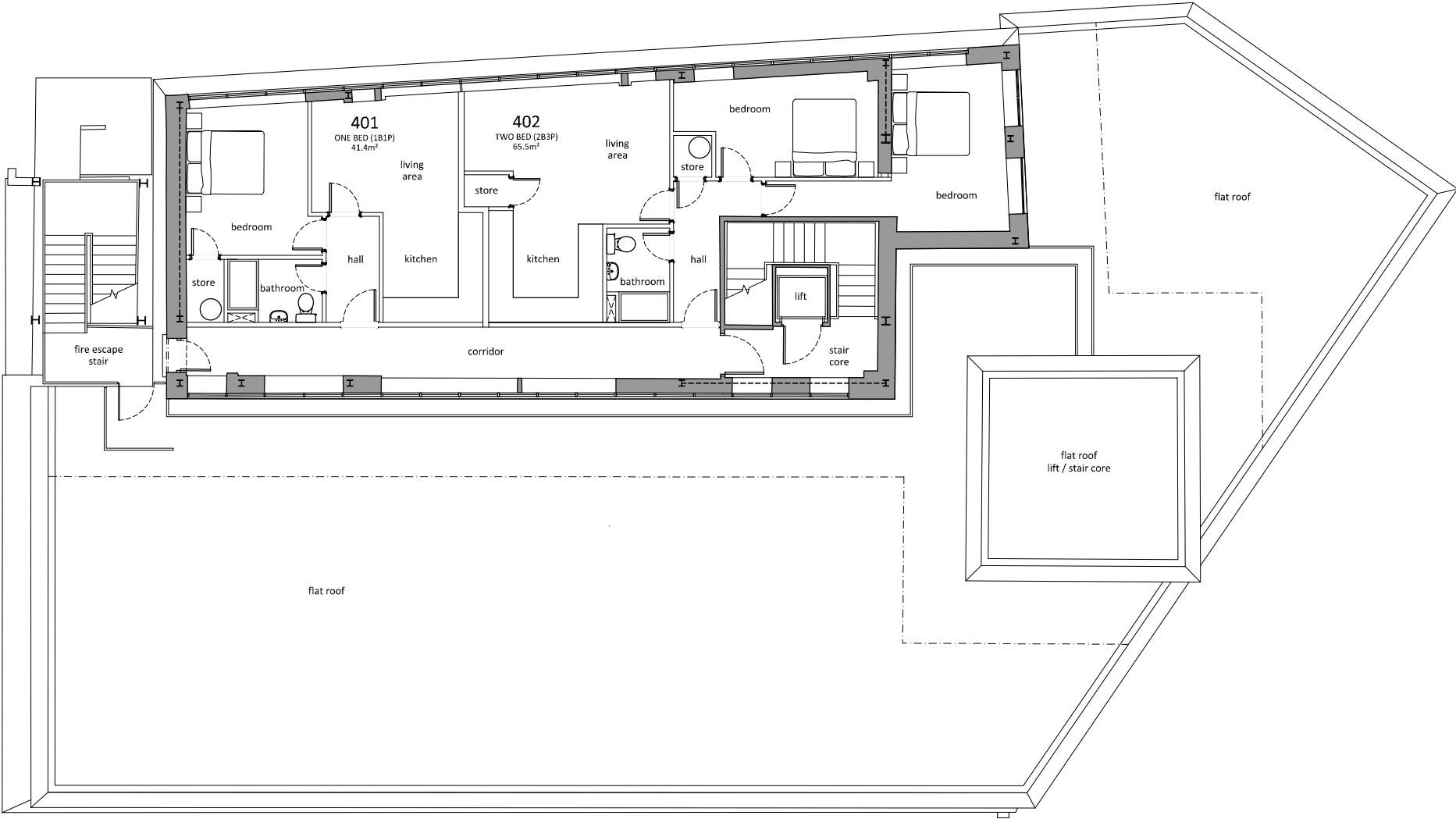
 extent of existing building in D1 v



THIRD FLOOR



FOURTH FLOOR





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