

The floor plan shows a rectangular layout. On the left is a large **Living Room**. To its right is a **Dining Area**, which is adjacent to the **Kitchen**. The **Kitchen** is located at the top center. To the right of the kitchen is an **En-suite Shower Room**, which is connected to **Bedroom 1**. **Bedroom 1** is a large room on the top right. Below the kitchen is a **Bathroom**, which is connected to a central **Hall**. The **Hall** provides access to **Bedroom 2** on the bottom right. There are several doorways indicated by curved lines, showing the flow between the living room, hall, and bedrooms. The overall design is functional and modern.



PROPERTY ALERTS

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Leasehold £125,000

Situated close to Pinderfields Hospital is this well presented and spacious two bedroom ground floor apartment benefitting from en suite shower room, alarm system, intercom system and allocated parking.

The property briefly comprises of entrance hall, open plan living/dining/kitchen, two bedrooms with bedroom one boasting en suite shower room and three piece suite bathroom/w.c. Outside there are communal gardens and allocated parking for one vehicle. Allowing lots of natural daylight through the windows whilst also enjoying views to the main road, historic Tower Clock, parking area and to the spacious rear communal garden area.

The property is well placed for access to Wakefield city centre, Pinderfields Hospital and a range of amenities including local shops, bus routes, train station and only a short drive to the motorway network for those wishing to commute further afield.

Ready to move into, this property would make a superb home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, access to the living/dining/kitchen, two bedrooms and the bathroom. Built in storage cupboard with mains fuse box, internal water pipe stopcock and space for utility items.

LIVING ROOM

16'3" x 8'5" [4.96m x 2.59m]

Wood framed double glazed windows to the side elevation, central heating radiator and an opening through to the dining area.

DINING AREA

9'3" x 8'5" [2.84m x 2.57m]

Wood framed double glazed windows to the side elevation, central heating radiator, laminate flooring and an opening into the kitchen.



KITCHEN

8'9" x 6'7" [2.68m x 2.02m]

Fitted kitchen with an array of wall and base units for storage with black laminate work tops, integrated oven with gas hob, stainless steel splash back and cooker hood. Integrated fridge/freezer, stainless steel sink and drainer unit and spotlights to the ceiling. Housing the Baxi boiler. Space and plumbing for washing machine and dishwasher.

BEDROOM ONE

15'1" x 8'4" [4.6m x 2.56m]

Two wood framed double glazed windows to the front elevation, two central heating radiator and door

leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'10" x 8'9" [1.19m x 2.67m]

Walk in shower cubicle with glass shower screen and wall mounted shower, wash hand basin and low flush w.c. Central heating radiator, partially tiled walls and spotlights to the ceiling. Wall mounted mirror cupboard.



BEDROOM TWO

9'8" x 8'5" [2.96m x 2.59m]

Wood framed double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

5'6" x 8'5" [1.70m x 2.58m]

Three piece suite comprising bath, wash hand basin and low flush w.c. Central heating radiator, spotlights to the ceiling and partially tiled walls. Wall mounted mirror cupboard.



OUTSIDE

There are communal gardens and one allocated parking space.

LEASEHOLD

The service charge is £1,978.04 [pa] and ground rent £150 [pa]. The remaining term of the lease is 979 years [current year]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.