



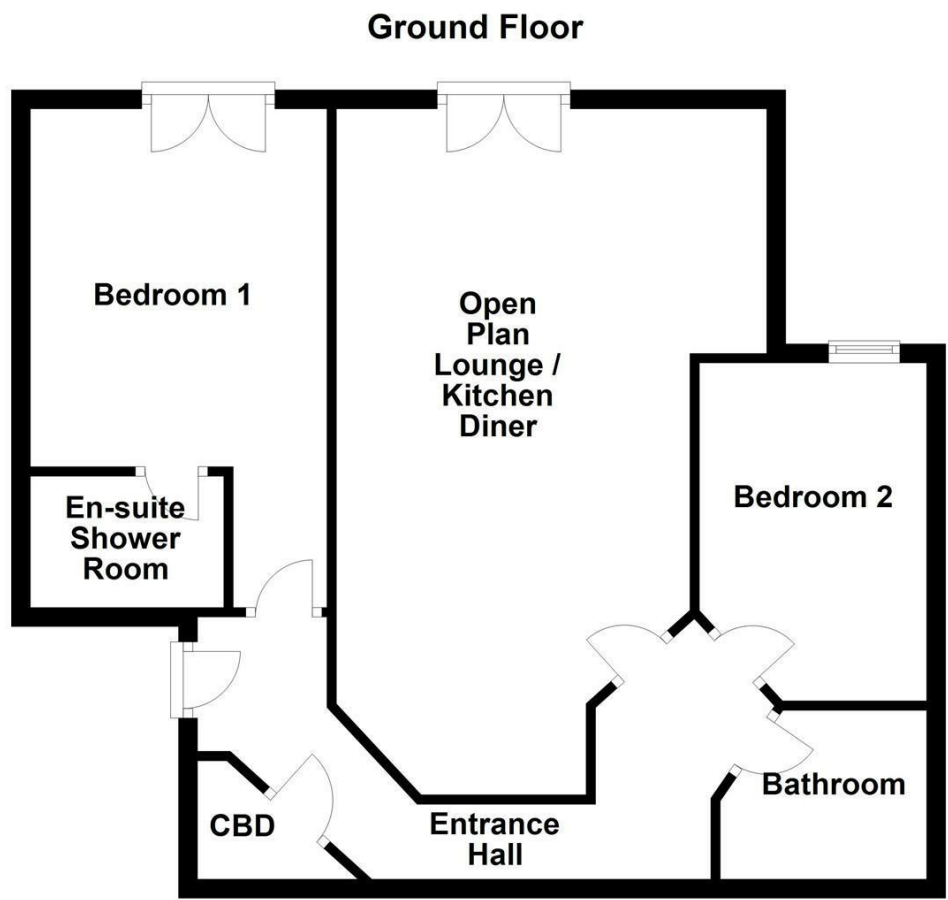
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



80 Royal Troon Drive, Wakefield, WF1 4JJ

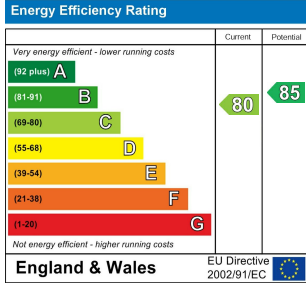
For Sale Leasehold £130,000

Situated on the sought after development is this two bedroom first floor apartment benefitting from well proportioned accommodation, en suite shower room and allocated parking.

The property briefly comprises of the entrance hall, two bedrooms (with the principal bedroom boasting en suite shower room/w.c), bathroom/w.c., open plan lounge/kitchen/diner and storage cupboard. Outside there is allocated parking in a gated car park with permit parking and visitors parking available.

Well placed for local amenities and with easy access to the M1 or M62 motorway network. Kirkgate train station is nearby and main bus routes run to and from Wakefield city centre.

An ideal opportunity for the first time buyer or indeed the young working couple to gain access onto the property market looking to acquire themselves a two bedroom apartment and an internal viewing comes highly recommended.



IMPORTANT NOTE TO PURCHASERS
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.

MORTGAGES
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

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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.



ACCOMMODATION

ENTRANCE HALL

Access to the two bedrooms, bathroom, open plan lounge/kitchen/diner and storage cupboard. Wall mounted electric heater.

BEDROOM ONE

10'4" x 4'7" [min] x 12'4" [max] [3.17m x 1.42m [min] x 3.76m [max]]

Wall mounted electric heater, fitted wardrobes with sliding doors, UPVC double glazed French doors leading to the Juliet style balcony and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 4'6" [2.05m x 1.38m]

Shaver socket point, extractor fan, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment, spotlights to the ceiling, partially tiled and chrome style ladder radiator.



BEDROOM TWO

11'1" x 7'10" [max] x 4'8" [min] [3.4m x 2.4m [max] x 1.43m [min]]

UPVC double glazed window to the front and wall mounted electric heater

BATHROOM/W.C.

7'1" x 5'6" [max] x 2'4" [min] [2.18m x 1.69m [max] x 0.72m [min]]

Spotlights to the ceiling, chrome ladder style radiator, partially tiled, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.



LOUNGE/KITCHEN/DINER

22'3" x 13'3" [max] x 3'10" [min] [6.8m x 4.05m [max] x 1.19m [min]]

UPVC double glazed French doors leading to the Juliet style balcony, wall mounted electric heater, spotlights to the ceiling. Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a dishwasher, space for a fridge/freezer, integrated oven and four ring electric hob with partial stainless steel splash back and stainless steel extractor hood above.



OUTSIDE

There is an allocated parking space through

electric gates onto the private car park. There is permit parking and visitors parking available.

LEASEHOLD

The service charge is £1,115.66 and ground rent £150 [pa]. The remaining term of the lease is 232 years [2024]. 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 TBC.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.