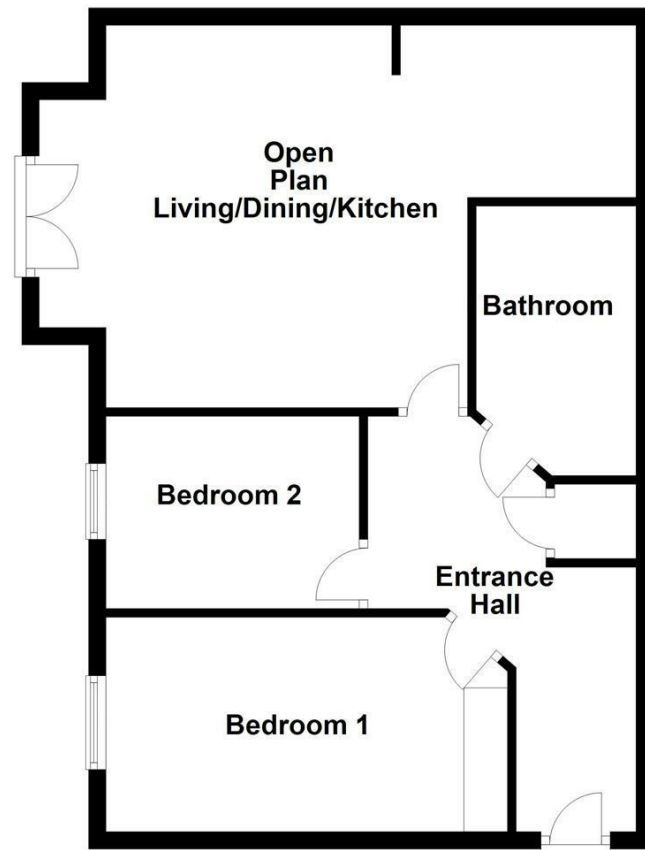


Ground Floor



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



30 Micklewait Avenue, Crigglestone, Wakefield, WF4 3FX

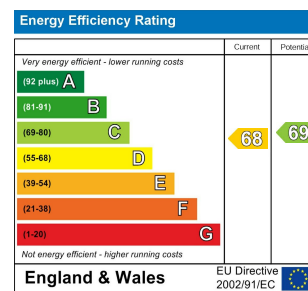
For Sale Leasehold £145,000

Situated on a modern development close to local schools is this superbly presented two bedroom first floor apartment benefitting from open plan living/dining/kitchen and allocated parking.

The property briefly comprises of the entrance hall, hallway leading to the open plan living/kitchen, two bedrooms and family bathroom/w.c. Externally there is an allocated parking space and communal lawns surrounding.

The property is well placed to local amenities including shops and schools such as St James Junior & Infant school only minutes away. Local bus routes are nearby and there is good access to the M1 motorway network. ASDA superstore is located nearby, as well as Newmillerdam Country Park.

An ideal opportunity for the professional couple or first timer buyer looking to gain access onto the property market and an early 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.



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ACCOMMODATION

ENTRANCE HALL

Secure door entry with staircase to the first floor landing. Door leading to the main hallway.

HALLWAY

Built in storage cupboard, electric heater and access to two bedrooms, open plan living/dining/kitchen and bathroom.

LIVING/DINING/KITCHEN

15'3" x 14'4" [max] [4.66m x 4.38m [max]]

UPVC double glazed French doors with Juliet balcony to the front and two electric radiators. Kitchen comprising an array of wall and base units, integrated washer/dryer, integrated fridge/freezer, integrated dishwasher, integrated induction hob with oven, stainless steel splash back and cooker hood. 1 1/2 stainless steel sink and drainer unit with mixer tap. Grey wood effect laminate flooring.



BEDROOM ONE

13'10" x 8'2" [4.22m x 2.50m]

UPVC double glazed window to the front elevation and electric heater.



BEDROOM TWO

8'9" x 7'4" [2.68m x 2.26m]

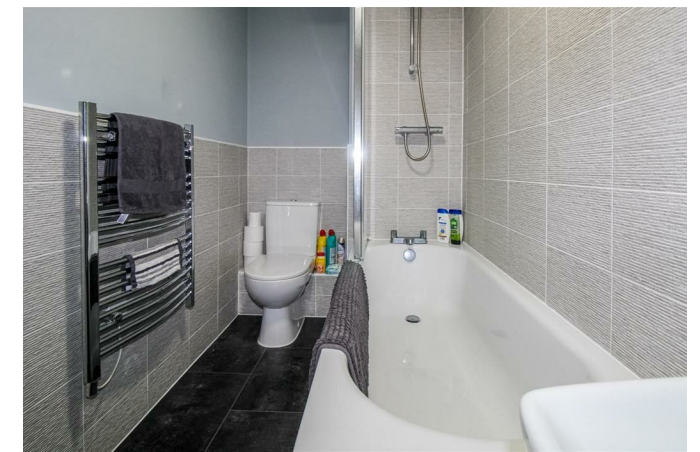
UPVC double glazed window to the rear elevation and electric heater. Currently used as a home office.



BATHROOM/W.C.

9'4" x 4'11" [2.86m x 1.50m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, fully tiled over the bath and shower.



OUTSIDE

There is an allocated parking space and communal lawns surrounding.

LEASEHOLD

The service charge and ground rent is £1092.37 [pa]. The remaining term of the lease is 118 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 B.

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.