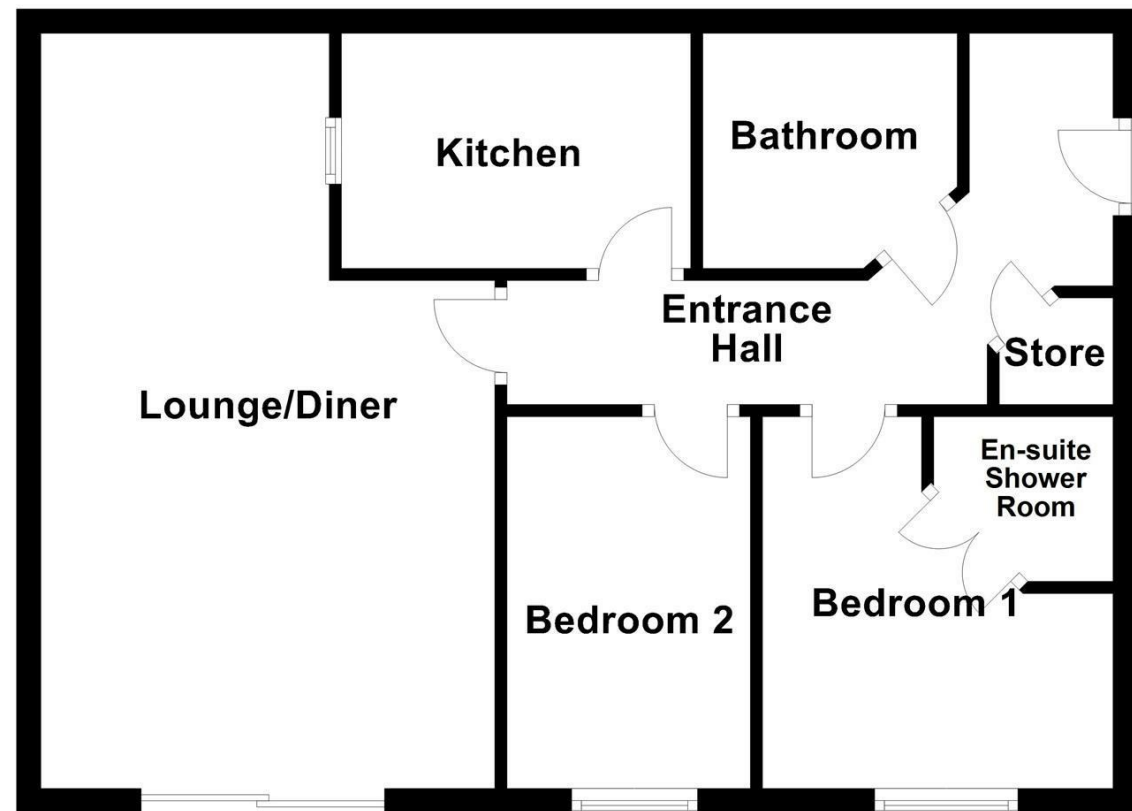


## Second Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 53 St Christophers Walk, Burton Street, WF1 2UP

For Sale Leasehold £150,000

Well appointed throughout is this spacious and attractive two bedroom second floor apartment benefitting from UPVC double glazing, gas central heating and garage.

The property fully comprises of communal entrance hallway with stairs to the second floor leading to the entrance hall, kitchen, spacious open plan lounge/dining room, two bedrooms (with bedroom one boasting en suite shower room/w.c.) and additional main bathroom/w.c. Outside there are communal garden areas and in addition, there is a garage for the property.

Situated in Wakefield city centre within easy reach of shops, schools and Wakefield Westgate train station. The motorway network is only a short distance away, perfect for those looking to commute further afield.

Offered for sale with no chain and vacant possession upon completion, an ideal property for the first time buyer, couple or those looking to downsize. A viewing comes highly recommended.



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## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Stairs to the second floor. Door into entrance hall.

### ENTRANCE HALL

Telephone intercom system, laminate floor, radiator, doors to the store cupboard, bathroom, two bedrooms, kitchen and lounge/diner.

### KITCHEN

6'4" x 9'3" [1.95m x 2.84m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob, integrated oven and grill, space for fridge and freezer. Tiled splash backs, tiled floor and radiator.

### LOUNGE/DINER

13'8" [max] x 7'3" [min] x 22'10" [4.19m [max] x 2.23m [min] x 6.97m]

UPVC double glazed sliding patio door to the juliet style balcony, laminate floor and two radiators.



### BEDROOM ONE

12'2" [max] x 8'9" [min] x 10'2" [3.72m [max] x 2.68m [min] x 3.11m]

UPVC double glazed window to the rear, radiator and laminate floor. Double doors to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'7" [max] x 5'8" [max] [1.72m [max] x 1.74m [max]]

Low flush w.c., pedestal wash basin, shower cubicle with mixer shower, part tiled walls, radiator and tiled floor.



### BEDROOM TWO

12'2" x 6'10" [3.72m x 2.10m]

UPVC double glazed window to the rear, radiator and laminate floor.



### BATHROOM/W.C.

6'5" x 8'8" [max] [1.98m x 2.65m [max]]

Low flush w.c., pedestal wash basin, radiator, fully tiled floor, panelled bath and part tiled walls.



### OUTSIDE

There is a garage and communal garden areas.

### LEASEHOLD

The service charge is £1433.85 [pa] and ground rent £90.98 [pa]. The remaining term of the lease is 128 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.