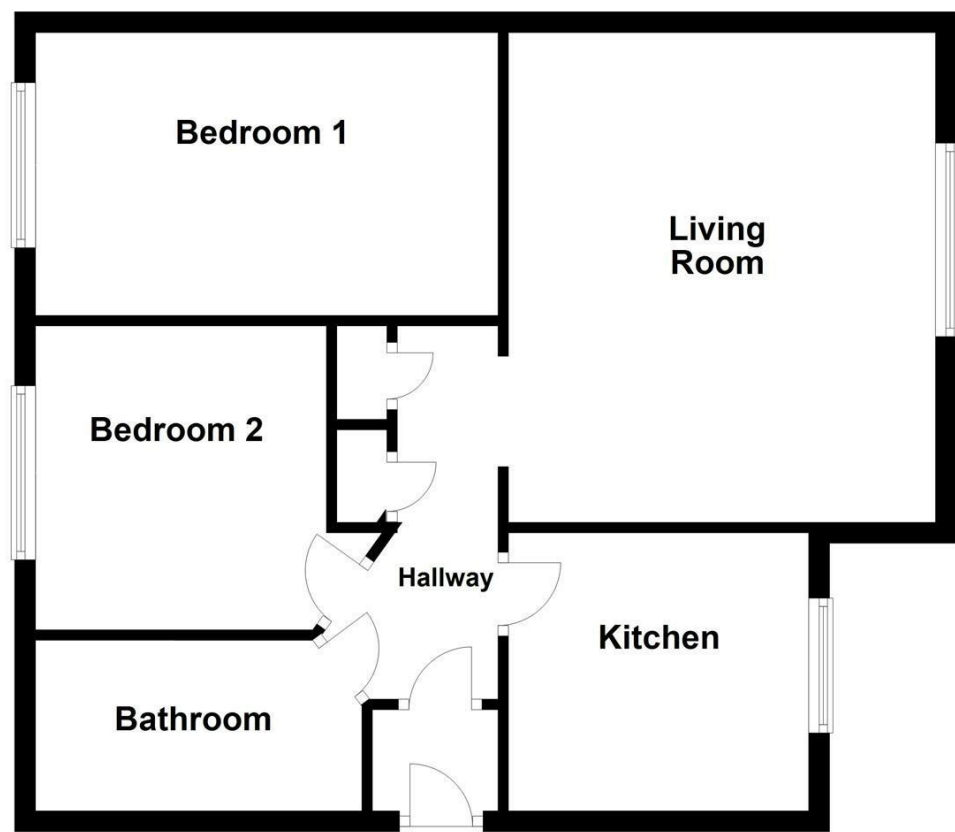


## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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



## 10 Mill Chase Gardens, Wakefield, WF2 9SP

For Sale Leasehold £120,000

Offered for sale and with fantastic investment or first time buyer opportunity is this well presented two bedroom first floor apartment within easy reach of Wakefield city centre.

The property briefly comprises entrance vestibule, hallway with two storage cupboards off, fitted kitchen with built in stainless steel oven, hob and cooker hood over, good size lounge/dining area, principal bedroom and single second bedroom, bathroom with white suite having shower over bath. To the outside there is an allocated parking space.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is also good access to the motorway network for those looking to commute further afield and Wakefield Westgate train station is only a short distance away.

An ideal home for the first time buyer, couple or investor and a viewing comes highly recommended.



Zoopa.co.uk rightmove

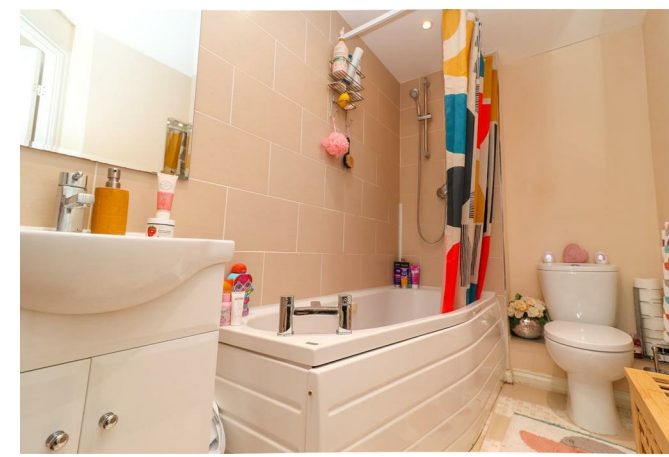
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#### VIEWINGS

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.

#### BEDROOM ONE

8'10" x 13'2" (2.71m x 4.03m)

Gas central heating radiator UPVC double glazed window looking out onto the side aspect.



#### BEDROOM TWO

9'1" x 9'6" (2.79m x 2.91m)

Gas central heating radiator, UPVC double glazed window looking out onto the rear aspect.

#### LEASEHOLD

The service charge is £1,283.00 [pa] and ground rent £50.00 [pa]. The remaining term of the lease is 129 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.

#### ACCOMMODATION

#### ENTRANCE HALL

#### LIVING ROOM

15'1" x 13'5" (4.61m x 4.09m)

UPVC double glazed window to front aspect, gas central heating radiator



#### KITCHEN

9'5" x 8'8" (2.88m x 2.65m)

a range of modern fitted wall and base units, integrated oven and four gas ring hob with extractor hood, plumbing space for a dishwasher

and washing machine. Tiled splashback, gas central heating radiator, UPVC double glazed window to the front aspect.



#### BATHROOM/W.C.

5'2" x 8'8" (1.58m x 2.65m)

Modern fitted white three piece suite, vanity unit with sink basin, low flush WC, panel bath with chrome shower over, half tiled walls.