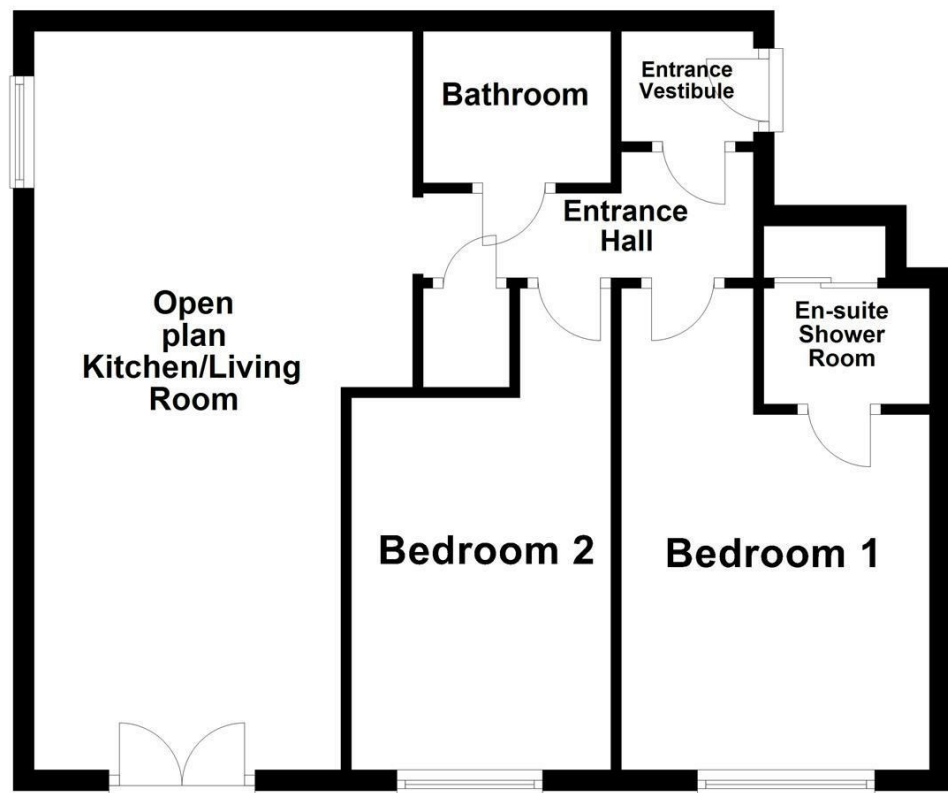


First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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



15 The Kilns, Wakefield, WF1 2DR

For Sale Leasehold £120,000

An ideal opportunity for the first time buyer or working couple looking to gain access to the property market with this superb first floor two bedroom apartment, benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises communal entrance hallway, entrance hall, two double bedrooms (one with en suite shower room/w.c.), open plan contemporary breakfast kitchen living room and the bathroom/w.c. Outside allocated parking space for one vehicle.

Located in this popular part of Wrenthorpe, the property is well placed to local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

Superbly presented throughout and an early viewing comes highly recommended to fully appreciate and avoid disappointment.



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ACCOMMODATION

ENTRANCE VESTIBULE

Well maintained communal entrance corridors lead to the private entrance vestibule. Panelled door off into the inner hallway.

INNER HALLWAY

Intercom telephone system, doors off leading into the open plan living/kitchen/dining area, two bedrooms, bathroom and spacious water cylinder cupboard with fixed shelving.

LIVING/KITCHEN/DINING AREA

23'3" x 11'9" max [7.09m x 3.60m max]

The kitchen area has a UPVC double glazed window and is fitted with a modern range of white fronted base and wall units incorporating, integrated appliances including electric oven and grill, four ring stainless steel gas hob with splash back and cooker hood above, inset spotlights, plinth lighting, breakfast bar seating, laminate flooring throughout, central heating radiators and UPVC double glazed doors opening onto a Juliet balcony.



BEDROOM ONE

11'5" x 9'5" plus spacious walk-in area [3.48m x 2.88m plus spacious walk-in area]

Central heating radiator, UPVC double glazed window. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

5'4" x 5'8" plus recessed shower [1.64m x 1.73m plus recessed shower]

Three piece white suite comprising low flush w.c, pedestal wash basin with chrome waterfall mixer tap, recessed shower enclosure with fully tiled interior and thermostatic shower, partially tiled walls, tile effect floor covering, chrome ladder style towel radiator, inset spotlights, extractor vent and wall mounted light.



BEDROOM TWO

12'1" x 8'1" plus walk in area [3.70m x 2.48m plus walk in area]

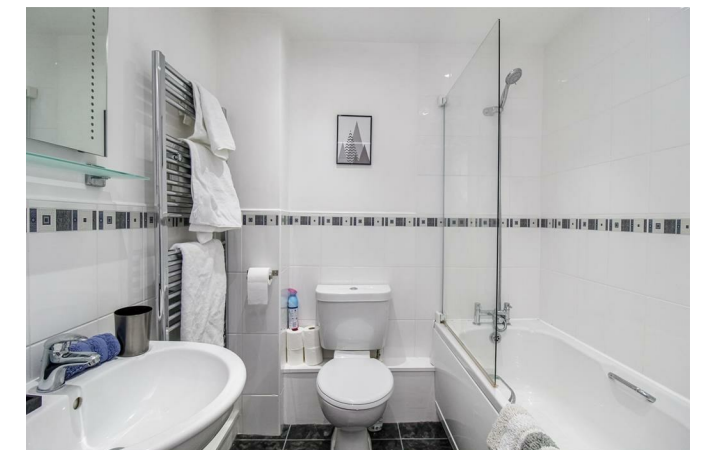
Central heating radiator and a UPVC double glazed window.



BATHROOM/W.C.

6'8" x 5'6" [2.04m x 1.68m]

Three piece white suite comprising a panelled bath with chrome mixer tap, low flush w.c. and pedestal wash basin with chrome waterfall mixer tap. Partially tiled walls, chrome ladder style towel radiator, inset spotlights, extractor vent and wall mounted light.



OUTSIDE

The property has well maintained communal areas with allocated off street parking.

LEASEHOLD

The service charge is £1,013.00 [pa]. The remaining term of the lease is 109 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 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.

EPC RATING

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

VIEWINGS

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