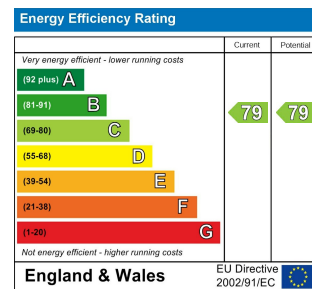
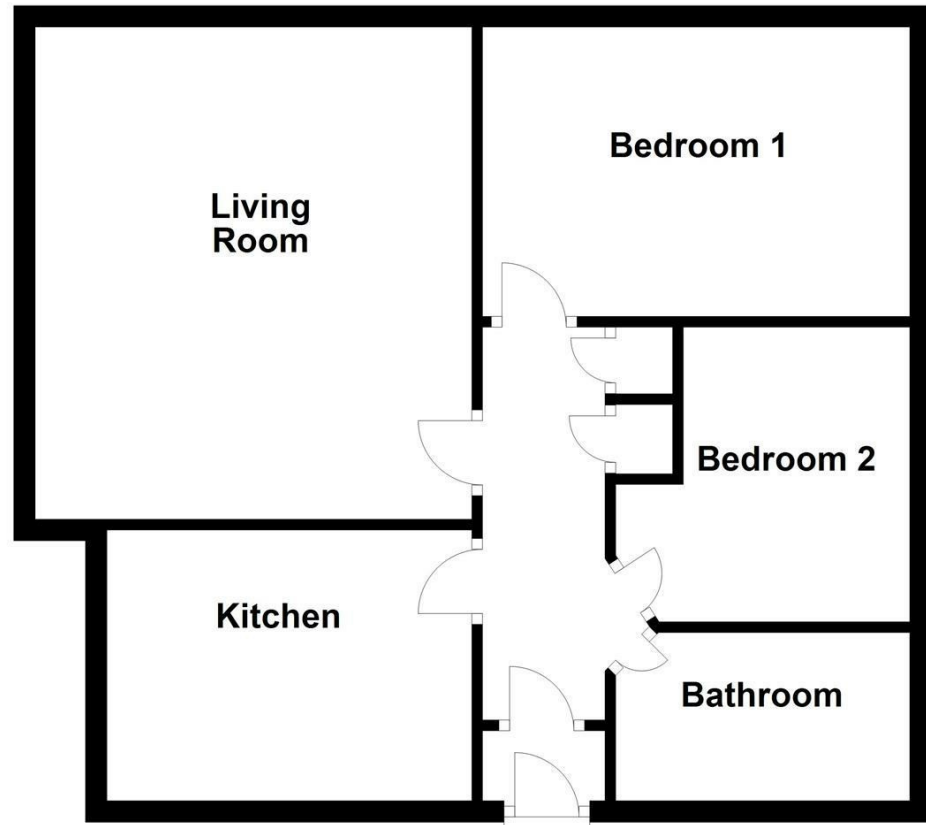


Ground Floor



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



19 Mill Chase Close, Wakefield, WF2 9SN

For Sale Leasehold £110,000

Offered for sale with no chain is this well presented two bedroom first floor apartment situated close to Wakefield city centre, ideal for the first time buyer, couple or investor.

The property briefly comprises of entrance porch, hallway, two storage cupboards, modern fitted kitchen, bathroom/w.c., two double bedrooms and living room. There is an allocated parking space for the property.

Within close distance to local amenities, schools and motorway links, this property is not to be missed and early viewing is essential to truly appreciate what the property has to offer.



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ACCOMMODATION

ENTRANCE PORCH

3'11" x 3'0" (1.20m x 0.93)

UPVC composite door into the entrance porch leading into the hallway.

HALLWAY

Doors leading to two bedrooms, kitchen, bathroom and two storage cupboards.

KITCHEN

9'4" x 7'8" (2.86m x 2.36m)

Range of modern fitted wall and base units, inset sink with mixer tap, plumbing for a washing machine, integrated oven with four ring gas hob and tiled splash back. Space for a fridge/freezer, central heating radiator and UPVC double glazed window to the front.



BATHROOM/W.C.

5'2" x 8'9" (1.58m x 2.69m)

Modern fitted three piece white suite comprising panelled bath, low flush w.c. and pedestal wash basin. Tiled walls and floor, UPVC double glazed frosted window to the rear and central heating radiator.



BEDROOM ONE

13'2" x 8'9" (4.03m x 2.69m)

Central heating radiator and UPVC double glazed window to the rear.



BEDROOM TWO

9'4" x 7'6" (2.85m x 2.31m)

Central heating radiator and UPVC double glazed window to the rear.



LIVING ROOM

14'10" x 13'4" (4.54m x 4.07m)

Central heating radiator and UPVC double glazed window to the front.



LEASEHOLD

The ground rent is £60 (pa) and the service charge is £1300 (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.