



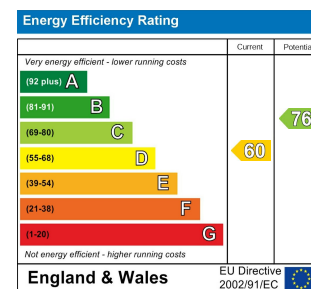
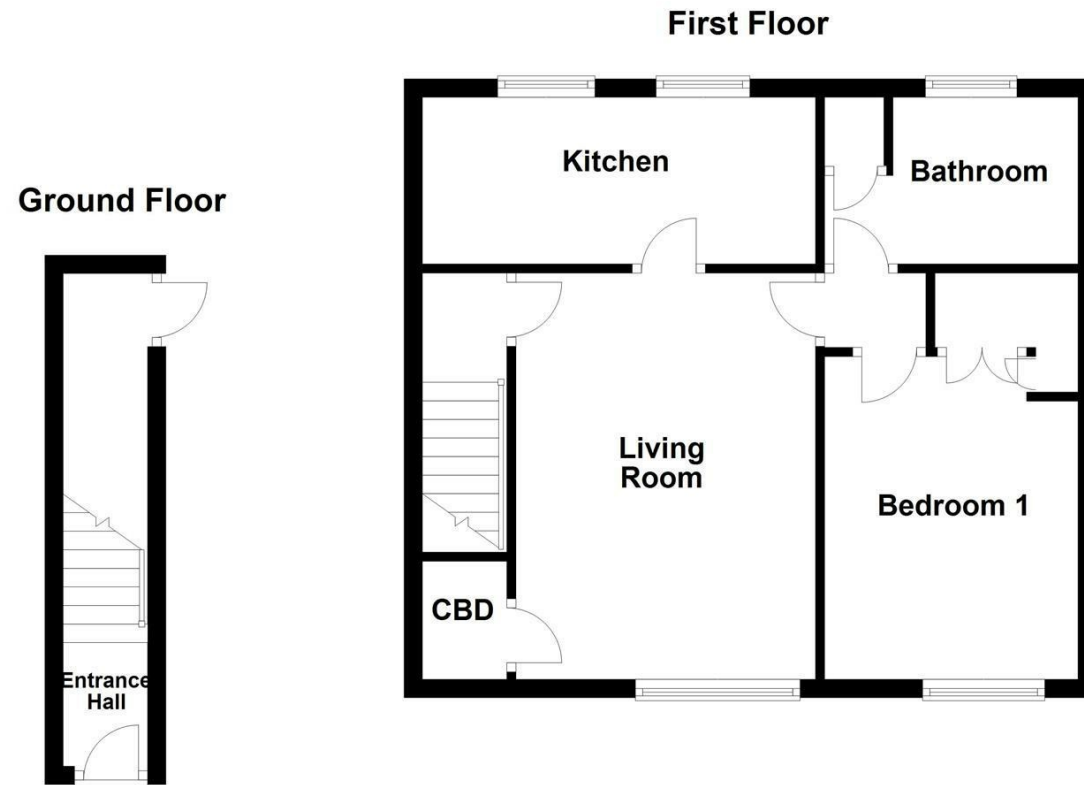
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
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NORMANTON  
01924 899 870

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**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.



**19 Aysgarth Close, Wakefield, WF2 8UH**

**For Sale Leasehold £110,000**

Offered for sale with no onward chain and vacant possession is this one bedroom first floor apartment with the added benefit of a parking space, UPVC double glazing, gas central heating and views towards Horbury.

The accommodation briefly comprises entrance hall with staircase to the first floor landing, living room with overstairs storage cupboard, separate kitchen, inner hallway with loft access, double bedroom with fitted wardrobes and bathroom/w.c. Outside, there is a communal parking area to the front with a block paved parking space, brick storage/outhouse and gated laundry drying area.

The property is well placed for access to a range of amenities including local shops, supermarkets and regular bus routes into Wakefield city centre. For those wishing to commute further afield there is also excellent access to junction 40 of the M1 motorway.

An ideal opportunity for an investor, first time buyer or indeed those looking to downsize and a viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door and staircase to the first floor landing which leads into the living room.

### LIVING ROOM

14'7" x 10'8" [4.45m x 3.26m]

UPVC double glazed window to the front, central heating radiator, open fronted gas fire, over bulkhead storage cupboard and doors to the kitchen and inner hallway.



### KITCHEN

14'0" x 5'11" [4.27m x 1.81m]

Modern fitted wall and base units comprising laminate work surface over incorporating stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. Space for a washing machine, space for a fridge. UPVC double glazed windows to the rear and door to the living room.

### INNER HALLWAY

Doors to the bedroom and bathroom/w.c. Loft access.

### BEDROOM ONE

11'6" x 9'1" [3.51m x 2.77m]

UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes with matching bedside drawers and wall lights.



### BATHROOM/W.C.

9'1" x 5'10" [2.79m x 1.80m]

Three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low flush w.c. Tiled splash backs, central heating radiator and UPVC double glazed frosted window to the rear. Cupboard housing the combi condensing boiler.



### OUTSIDE

Communal parking area to the front with a block paved parking space for the property. Brick storage/outhouse by the front entrance door. Gated access to a laundry drying area.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This property is pet friendly with its own entrance"

### LEASEHOLD

The remaining term of the lease is 88 years [2024]. There is an annual rent of £10. We are advised there are no other service charges payable. 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 A.

### 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.

### 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.