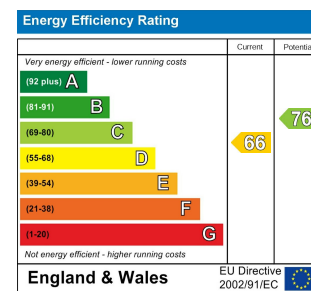
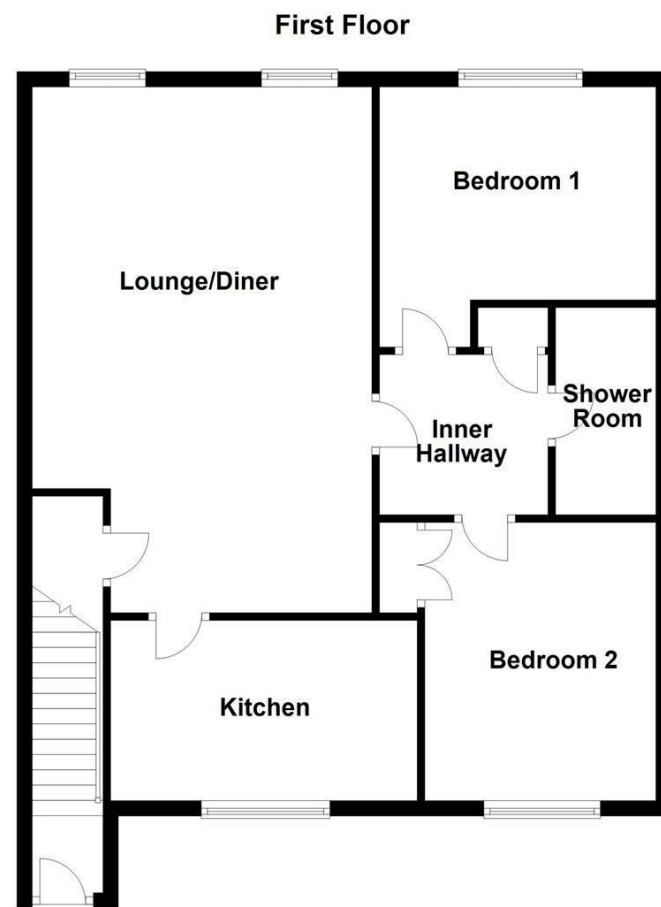




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



## 35 Holly Court, Outwood, Wakefield, WF1 3TW

**For Sale Leasehold £160,000**

Situated in this popular over 55s development is this well appointed throughout is this spacious two double bed roomed first floor purpose built apartment benefitting from UPVC double glazing and electric storage heating.

The accommodation comprises of entrance hall with stairs to the first floor with door to the lounge/diner, modern fitted kitchen, inner hallway, two double bedrooms and shower room/w.c. Outside, attractive communal garden areas and allocated parking for one vehicle.

The property is well placed to local amenities including shops and schools. Main bus routes run to and from Wakefield city centre and the motorway network is only a short drive away.

Offered for sale with no chain and vacant possession, an ideal property for those looking to downsize and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC stable entrance door, stairs to the first floor and door to the lounge/dining room.

### LOUNGE/DINING ROOM

8'0" [min] x 10'8" [max] x 22'10" [2.46m [min] x 3.26m [max] x 6.96m]

UPVC double glazed windows to the rear, electric fire with marble back, hearth and modern surround. Detailed coving to the ceiling, two wall mounted electric storage heaters and doors to the inner hallway and kitchen.



### KITCHEN

7'4" x 11'3" [2.25m x 3.43m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer taps and hot water tap. Integrated oven and grill, four ring electric hob with extractor hood above, plumbing for a washing machine, space for condensing dryer, space for fridge and freezer. Heated electric towel radiator, UPVC double glazed window to the front and fully tiled walls.

### INNER HALLWAY

Doors to two bedrooms, shower room and airing cupboard. Loft access.

### BEDROOM ONE

12'7" x 11'3" [max] [3.86m x 3.43m [max]]

Fitted dressing table and fitted wardrobes. UPVC double glazed window to the rear and wall mounted electric storage heater.



### BEDROOM TWO

9'5" x 11'5" [2.88m x 3.48m]

UPVC double glazed window to the front, wall mounted electric storage heater, built in double wardrobe and coving to the ceiling.



### SHOWER ROOM/W.C.

6'1" x 7'1" [1.87m x 2.17m]

Low flush w.c., wash basin with vanity cupboards, shower cubicle with electric shower, fully tiled walls and heated chrome towel radiator.



## OUTSIDE

Allocated parking for one vehicle and communal garden area.



## LEASEHOLD

The service charge is £135 [per month] and peppercorn ground rent [pa]. The remaining term of the lease is 155 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.