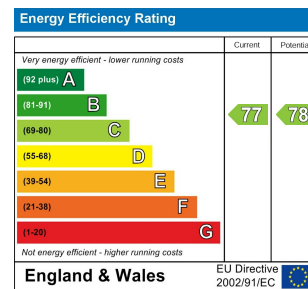
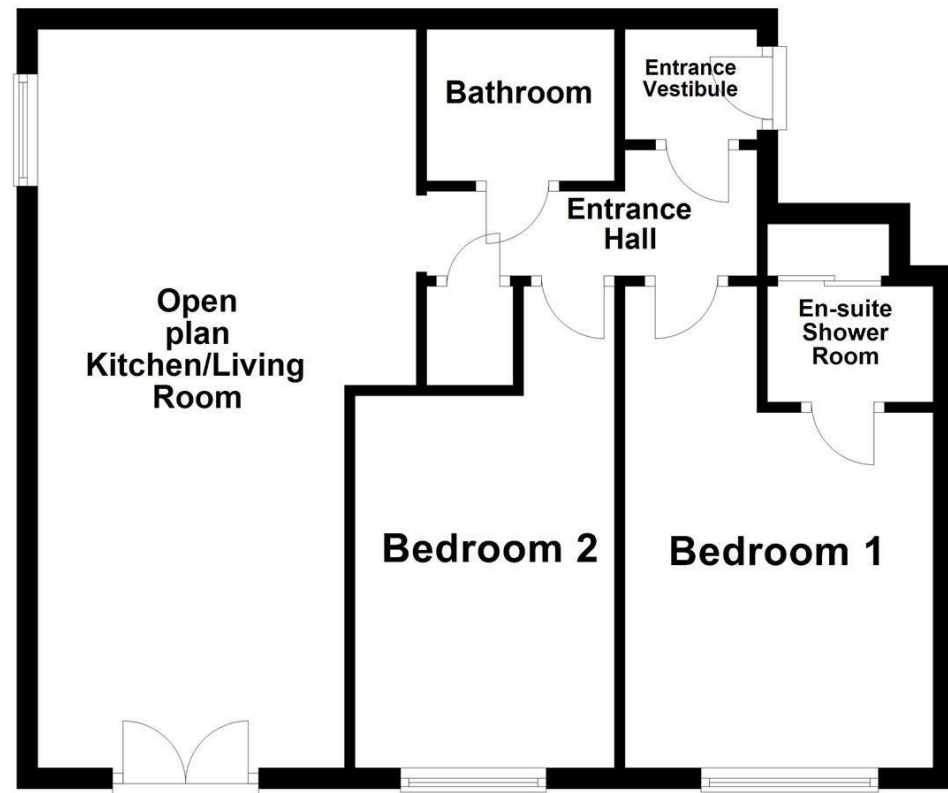


Second Floor



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



23 The Kilns, Bradford Road, Wrenthorpe, WF1 2DR

For Sale Leasehold £117,500

Well appointed throughout is this attractive two second floor apartment, with UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises of entrance hall, open plan modern kitchen/living/dining area, two well proportioned bedrooms, the main bedroom benefitting from en suite shower room facilities, in addition to the main bathroom/w.c.

Outside, there are well maintained communal gardens and allocated parking for one vehicle.

Situated in the popular village location of Wrenthorpe which plays host to a range of amenities including shops, schools and local bus routes running to and from Wakefield city centre. There is easy access to Wakefield Westgate Train Station and the M1 motorway, ideal for the commuter wishing to work or travel further afield.



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ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

Staircase leading to the second floor (top floor).

ENTRANCE HALL

Wood effect flooring, loft access, storage cupboard and doors the open plan kitchen/dining/living area, two bedrooms and the bathroom/w.c.

OPEN PLAN KITCHEN/LIVING/DINING AREA

13'4" narrowing to 9'10" x 23'1" max [4.08m narrowing to 3.02m x 7.06m max]

UPVC double glazed French doors opening onto a Juliet balcony at the front. Two radiators. The kitchen area comprising a range of modern fitted wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring gas hob, integrated fridge/freezer, integrated washing machine, wood effect flooring, boiler, inset spotlight to the ceiling and UPVC double glazed window to the side.



BEDROOM ONE

11'4" x 9'3" plus large walk-in area [3.46m x 2.83m plus large walk-in area]

UPVC double glazed window to the front, radiator and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

5'5" x 8'0" [1.67m x 2.45m]

Three piece modern white suite comprising pedestal wash basin, low flush w.c. and double shower cubicle with mixer shower. Part tiled walls, tile effect floor, heated chrome towel radiator and inset spotlights to the ceiling.



BEDROOM TWO

8'0" x 12'0" plus large walk-in area [2.46m x 3.68m plus large walk-in area]

UPVC double glazed window to the front and radiator.



BATHROOM/W.C.

5'6" x 6'5" [1.70m x 1.96m]

Three piece white suite comprising pedestal wash basin, low flush w.c. and panelled bath. Part tiled walls, tile effect floor, inset spotlights to the ceiling and heated chrome towel radiator.



OUTSIDE

There is allocated parking for one vehicles and well maintained communal gardens.

LEASEHOLD

The service charge is £2024.16 (pa) and ground rent £175 (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 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.