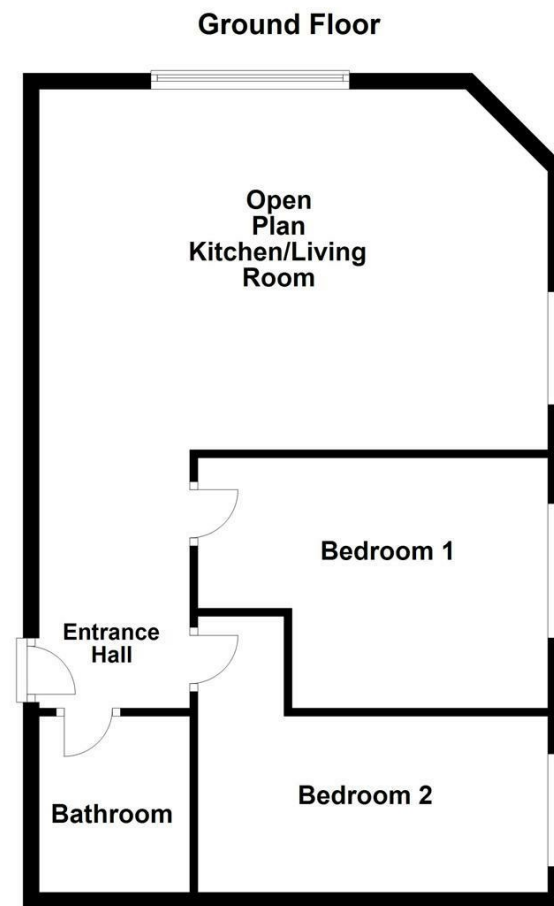




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
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Flat 1 Santingley Lane, New Crofton, Wakefield, WF4 1JP

For Sale Leasehold Offers In The Region Of £85,000

A fantastic investment opportunity for the buy to let investor to acquire this two bedroom modern ground floor apartment with a tenant in situ, currently generating £500 per calendar month.

The accommodation, which benefits from UPVC double glazing and electric panel heating, comprises communal entrance area, the property entrance hallway opening into the open plan modern fitted kitchen/diner/living room, two bedrooms and the bathroom/w.c.

The property is well placed to local amenities including shops and schools, local bus routes are nearby.

An early viewing is recommended.

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



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ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

Entrance door to the property entrance hall.

ENTRANCE HALL

Opening into the kitchen diner. Doors to bedrooms and bathroom/w.c.

KITCHEN DINER/LIVING ROOM

24'9" x 21'1" max x 5'6" min [7.56m x 6.45m max x 1.69m min]

A range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, four ring electric hob, integrated oven and grill, space for fridge freezer, space for dryer, UPVC double glazed windows to the front and side, recess LED spotlights, integrated washing machine, laminate flooring, two electric panel heaters and the boiler.



BEDROOM ONE

14'5" x 10'7" max x 6'0" min [4.4m x 3.24m max x 1.83m min]

UPVC double glazed window to the side, wall mounted electric storage heater.



BEDROOM TWO

6'11" x 13'8" plus 3'1" x 4'8" [2.12m x 4.18m plus 0.95m x 1.44m]

UPVC double glazed windows to the side and rear, wall mounted electric heater.

BATHROOM/W.C.

8'1" x 5'5" [2.47m x 1.67m]

Low flush w.c., wash basin over base unit, panelled bath with electric shower over, part tiled to the bath area, tiled floor, electric heated chrome towel radiator, recessed LED spotlights.



LEASEHOLD

The ground rent £150 [pa]. The remaining term of the lease is 116 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 TBC.

EPC RATING

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

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.