



WAKEFIELD
01924 291 294

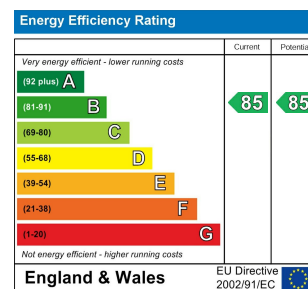
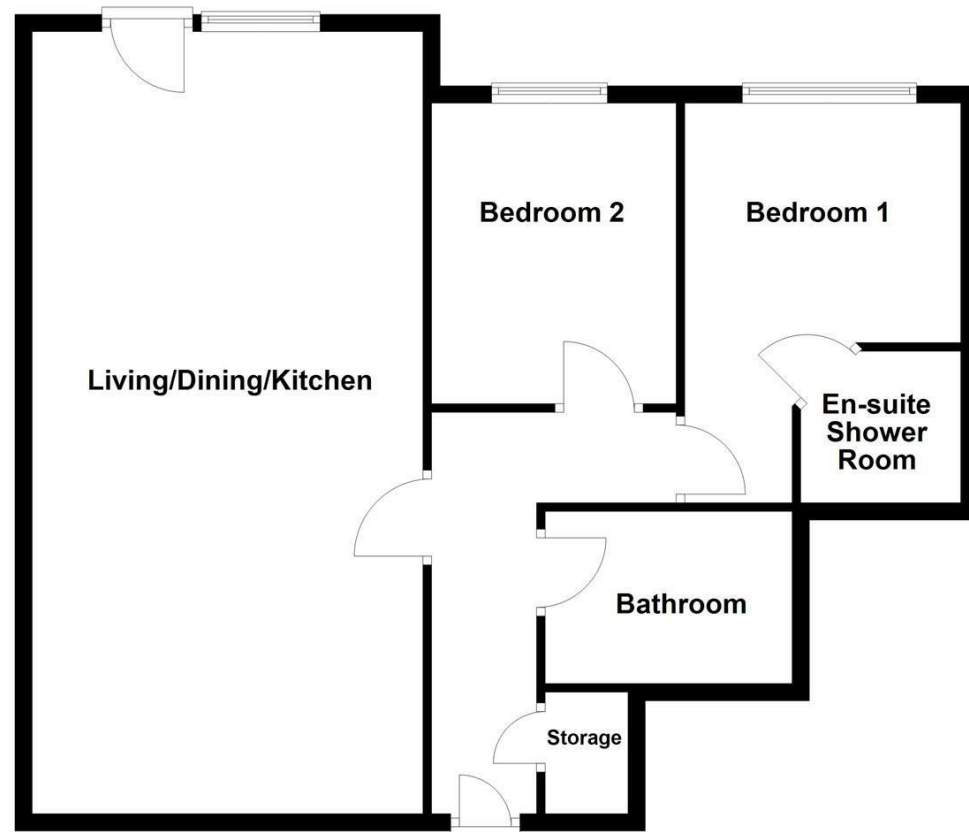
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

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.



2 Thornesgate Court, Thornesgate Drive, Wakefield, WF2 8FX

For Sale Leasehold £200,000

This impeccably presented and particularly spacious two bedroom ground floor apartment is set on an attractive modern development on the outer edge of Wakefield city centre, close to the popular Thornes Park and Wakefield Golf Club.

The accommodation briefly comprises of communal entrance hall, leading to the apartment with entrance hallway, open plan living/dining/kitchen, two double bedrooms (the main of which boasts en suite facilities) and the house bathroom/w.c. The apartment benefits from its own private balcony garden and there is secure gated allocated parking, as well as communal green areas.

Presented to a high standard and presented with no onward chain, this apartment is ready to move into and an internal inspection is essential to fully appreciate the space and quality on offer.



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ACCOMMODATION

ENTRANCE HALLWAY

UPVC front entrance door, double central heating radiator and doors to the open plan living/dining/kitchen, two bedrooms, bathroom and useful storage cupboard.

LIVING/DINING/KITCHEN

12'10" x 29'9" (3.93m x 9.09m)

Modern fitted kitchen with range of dove grey wall and base units with complementary laminate block work surface over incorporating 1 1/2 stainless steel sink and drainer unit with swan neck mixer tap. Full range of integrated appliances including Neff oven with Neff integrated microwave above, four ring induction hob with mirrored splash back and stainless steel extractor hood over, full size fridge/freezer, washer/dryer and full size dishwasher. Spotlights to the ceiling, feature under unit lighting and quality wood effect karndean flooring. The light and airy lounge boasts a UPVC double glazed door with adjacent window leading to the private paved balcony area with glass balustrade and pleasant views. Pendant lighting, television point and double central heating radiator.



BEDROOM ONE

11'2" (max) x 16'2" (max) (3.41m (max) x 4.93m (max))

UPVC double glazed window to the front, fitted wardrobes with mirror sliding doors, double central heating radiator and access to the en suite.



EN SUITE SHOWER ROOM/W.C.

5'11" x 5'10" (1.81m x 1.79m)

Three piece suite comprising low flush w.c. with concealed cistern, pedestal wash hand basin with chrome mixer tap and corner shower unit with dual head shower and sliding glazed door. Chrome heated towel rail, shaver point, partially tiled walls, tiled flooring and extractor fan.



BEDROOM TWO

9'1" x 12'5" (2.78m x 3.81m)

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



BATHROOM/W.C.

6'5" x 8'10" (1.98m x 2.71m)

Three piece suite comprising tiled bath with dual head shower and glazed screen, vanity wash hand basin with chrome mixer tap and concealed cistern low flush w.c. Partially tiled walls, tiled floor, spotlights to the ceiling, chrome heated towel rail, shaver point and extractor fan.



OUTSIDE

The property boasts its own private low maintenance balcony and enjoys communal green areas. The property also has secure gated allocated parking.



LEASEHOLD

The service charge is £1,418.54 (pa) and ground rent £10.00 (pa). The remaining term of the lease is 247 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.