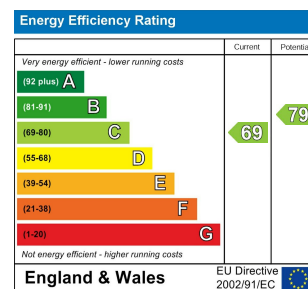
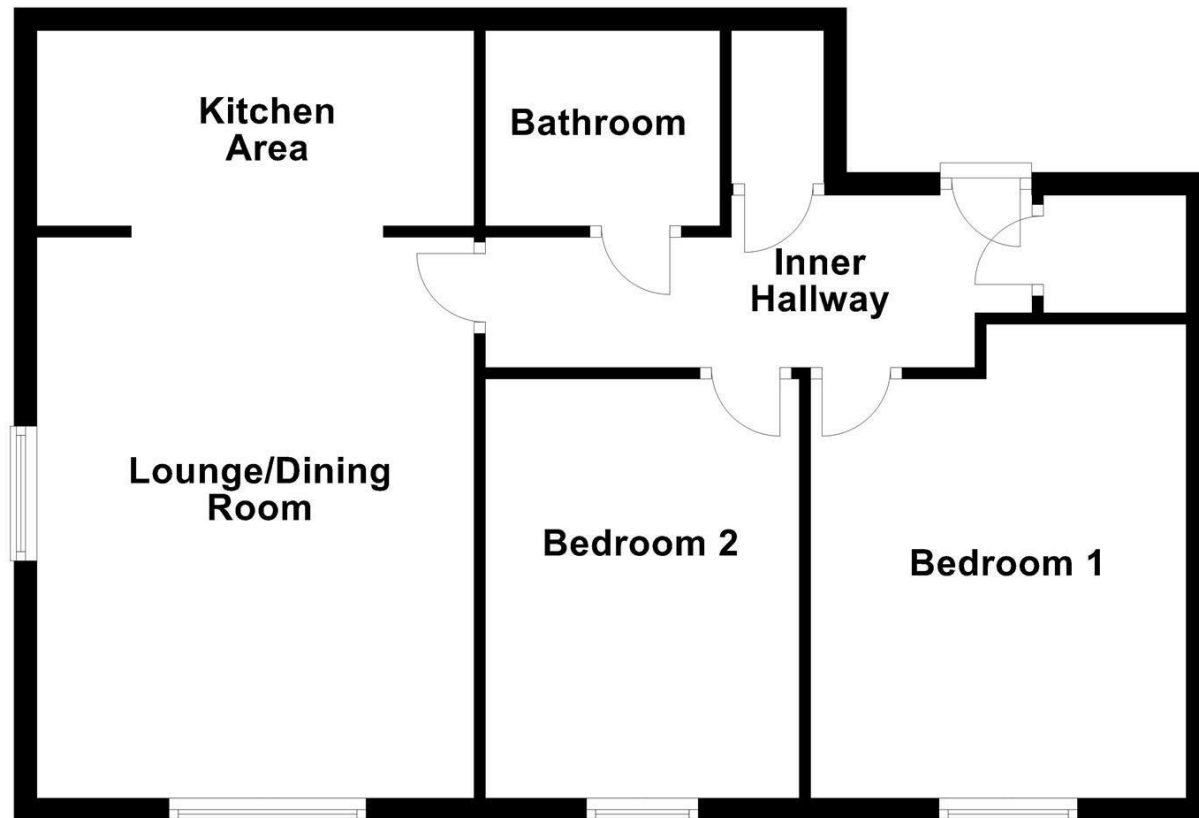




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Top 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.



15 Mayfair Court, Wakefield, WF2 8WL

For Sale Leasehold £124,950

Superbly appointed throughout, this deceptively spacious two double bedroom top floor apartment with the added benefit of modern kitchen designed by Wren Kitchens (fitted in 2023).

The accommodation fully comprised communal entrance hallway with stairs to the third floor. Property entrance door leading into the hallway, open plan lounge dining room with modern kitchen off, bedrooms and bathroom/w.c. Outside there are communal gardens and allocated parking for one vehicle.

The property is well placed to local amenities including shops, schools and Thornes Park. There is good access to Wakefield city centre, both Westgate and Kirkgate train station.

Simply a fantastic home ideal for the first time buyer, professional couple or those looking to downsize. An early viewing comes highly recommended.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Access to partly boarded loft. Entrance door, wall mounted electric heater and doors to the open plan living space, two bedrooms and the bathroom/w.c. Two storage cupboards.

LOUNGE DINER

16'0" x 12'7" [4.89m x 3.85m]

UPVC double glazed windows on dual aspect to the front and side elevation, enjoying views to the front over Thornes Park. Two wall mounted electric heaters and opening into the kitchen.



KITCHEN

12'5" x 5'7" [3.81m x 1.71m]

Contemporary modern fitted kitchen designed by Wren (fitted in 2023) with a range of walls and base soft close units with matching work surface over incorporating stainless steel sink with mixer tap, two integrated pull out larders, integrated oven and grill, four ring electric induction hob, integrated fridge freezer, integrated dishwasher, tiled effect flooring.



BEDROOM ONE

11'5" x 10'9" max [3.48m x 3.28m max]

UPVC double window to the front enjoying an outlook over Thornes Park. Wall mounted electric

heater.



BEDROOM TWO

12'0" x 9'0" [3.67m x 2.75m]

UPVC double glazed window to the front with views over the park and wall mounted electric heater.



BATHROOM/W.C.

6'10" x 5'7" [2.10m x 1.72m]

Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and wash basin set onto a vanity unit. Wall mounted electric towel heater, part tiled walls and shaver socket. Extractor vent.



OUTSIDE

The property has well maintained communal gardens and one allocated off street parking space as well as visitor parking.



LEASEHOLD

The service charge is £868.72 [pa] and ground rent £175.00 [pa]. The remaining term of the lease is 135 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

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.