



WAKEFIELD
01924 291 294

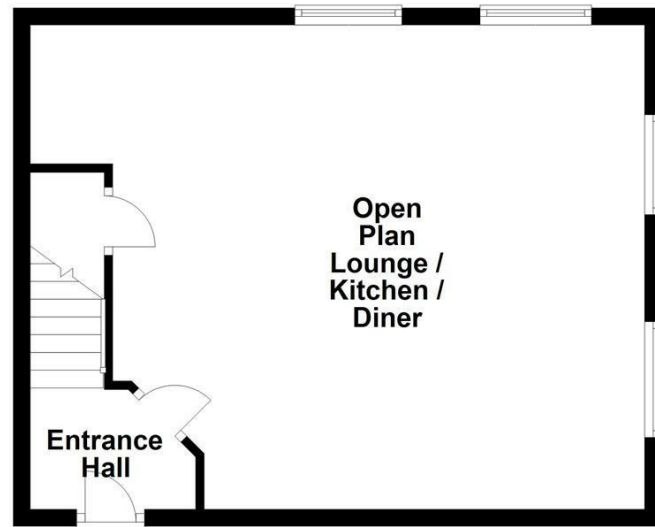
OSSETT
01924 266 555

HORBURY
01924 260 022

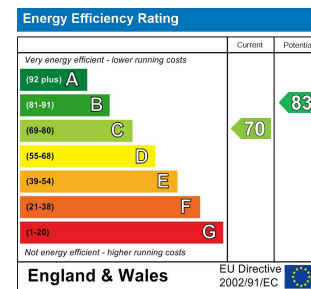
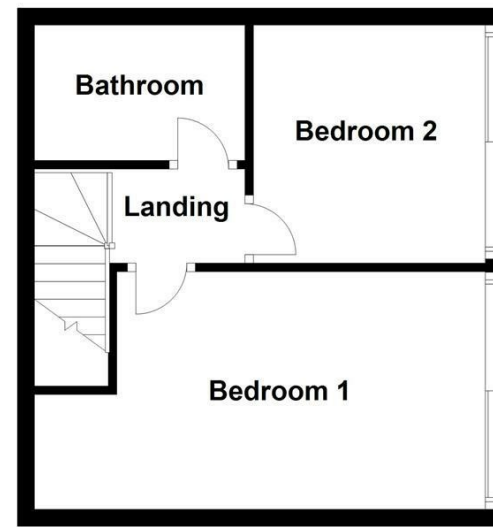
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First 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.



Apartment F1, Zion Chapel George Street, Wakefield, WF1 1LG

For Sale Leasehold £125,000

Situated in Wakefield city centre is this two bedroom first floor apartment located in a converted from a grade II listed restored chapel with accommodation spanning over two floors benefitting from open plan lounge/kitchen/dining space and allocated parking.

The property briefly comprises of the entrance hall with door to the open plan lounge/kitchen/diner with understairs storage. The first floor landing leads to two bedrooms and the bathroom/w.c. There is an allocated parking space in the underground car park.



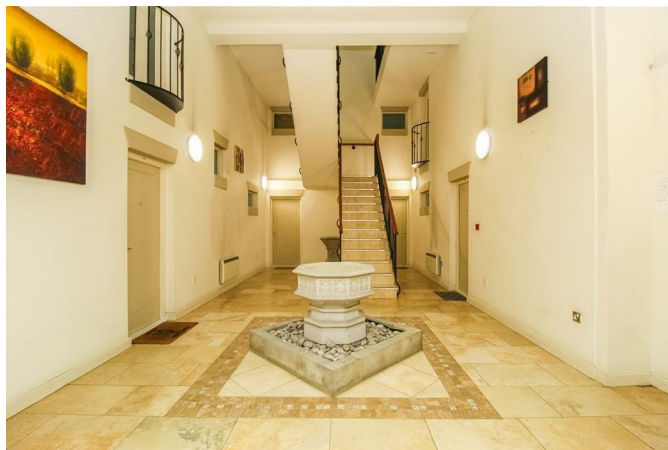
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ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, spotlights to the ceiling, wall mounted heater and door to the open plan lounge/kitchen/diner.



OPEN PLAN LOUNGE/KITCHEN/DINER

18'8" x 23'9" [max] x 16'11" [min] [5.71m x 7.25m [max] x 5.17m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four

ring induction hob with extractor hood above, integrated oven, space and plumbing for a washing machine and under counter fridge and freezer. Understairs storage cupboard, spotlights to the ceiling, two wall mounted heaters and four UPVC double glazed arched windows with secondary glazing.



FIRST FLOOR LANDING

Access to two bedrooms and the bathroom.

BEDROOM ONE

17'4" x 8'11" [max] x 3'4" [min] [5.29m x 2.74m [max] x 1.02m [min]]

Timber framed double glazed frosted window to the foyer, wall mounted heater, galleried with balcony above and glass balustrade.



BEDROOM TWO

9'4" x 9'1" [2.86m x 2.79m]

Galleried with balcony above and glass balustrade. Wall mounted heater.



BATHROOM/W.C.

8'1" x 5'9" [2.47m x 1.77m]

Extractor fan, wall mounted heater, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Fully tiled.



OUTSIDE

There is underground allocated parking for one vehicle.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property: "One of the things we love the most about the flat is its location. The building is located within a 15 minute walk [maximum] to both train stations and the bus station. We found being a 5 minute walk into the centre to be so convenient but yet far enough away that there is never an issue with noise."

LEASEHOLD

The service charge is £1,871.34 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 980 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 C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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.