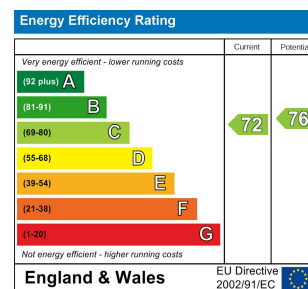
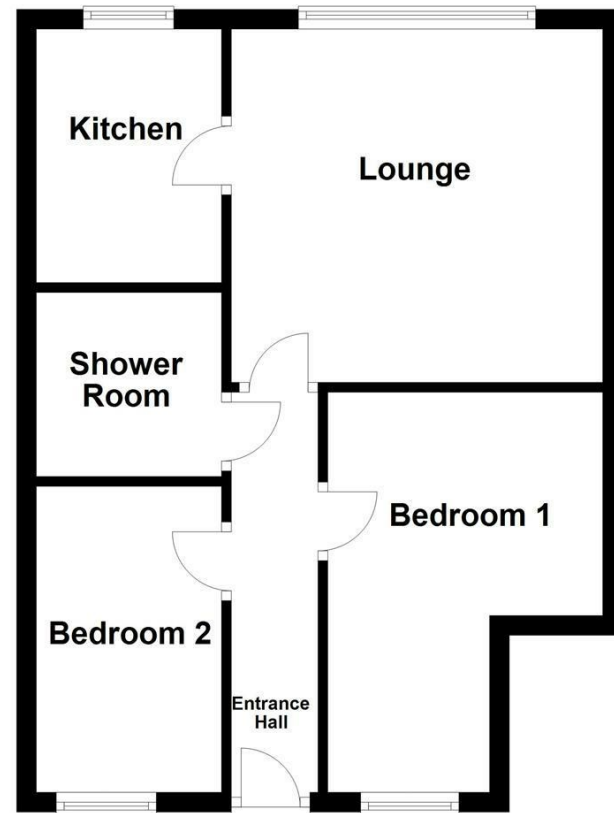




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

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.



23 Elizabeth Gardens, Wakefield, WF1 3SZ

For Sale Leasehold £79,950

Situated within the popular over 55 development at Elizabeth Gardens is this two bedroom ground floor apartment benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, kitchen, two bedrooms and shower room/w.c. Outside there attractive communal lawned gardens and off road parking space is available.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network and Wakefield city centre.

Offered for sale with no onward chain, this is an ideal property for those looking to downsize and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, radiator, doors to the lounge, two bedrooms and shower room/w.c.

LOUNGE

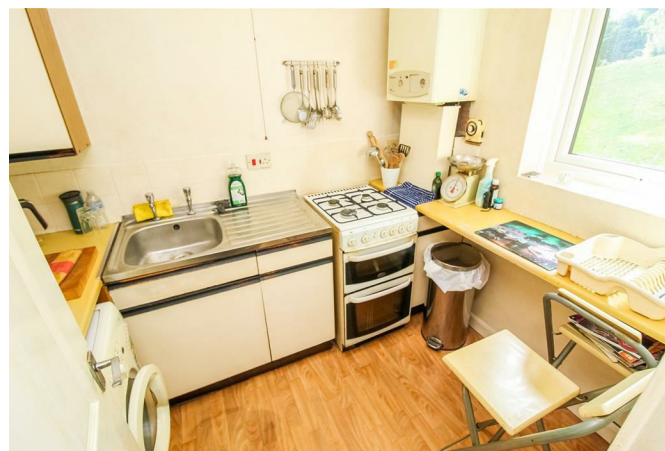
12'3" x 11'8" [3.74m x 3.56m]

UPVC double glazed window to the rear, radiator. Door into the kitchen.

KITCHEN

6'1" x 8'5" [1.87m x 2.59m]

Boiler. UPVC double glazed window to the rear, space for a cooker, plumbing for a washing machine, space for fridge freezer, wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap. Vinyl flooring.



SHOWER ROOM/W.C.

6'2" x 6'2" [1.88m x 1.89m]

Low flush w.c., pedestal wash basin and fully tiled shower cubicle with mixer shower, wood effect flooring, radiator.



BEDROOM ONE

13'1" x 9'0" max x 5'3" min [4.01m x 2.76m max x 1.62m min]

UPVC double glazed window to the front and radiator.



BEDROOM TWO

6'3" x 10'3" [1.92m x 3.13m]

UPVC double glazed window to the front and radiator.

OUTSIDE

Attractive communal garden areas and off street parking for one vehicle is available.



LEASEHOLD

The service charge is £896 [pa] and ground rent £25 [pa]. The remaining term of the lease is 61 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 A

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.