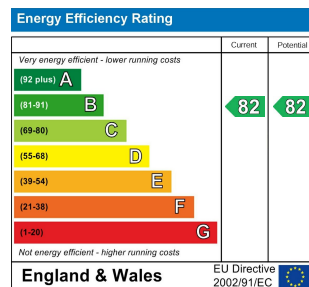


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.

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*

*your home may be repossessed if you do not keep up repayments on your mortgage



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.

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.

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.



PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Leasehold Starting Bid £72,000

For sale by Modern Method of Auction; Starting Bid Price £72,000 plus reservation fee. Subject to an undisclosed reserve price.

A stylish and attractively presented second floor apartment in this sought after city centre location, close to Westgate railway station and all of the city centre facilities and benefitting from an allocated parking space in the nearby multi-storey car park.

This well maintained apartment is approached via a communal entrance hall that has a video entry system and a lift to all floors. The property also benefits from the use of a secure bike storage area. The private entrance hall has a utility cupboard off and leads through into a contemporary style living room that flows straight through into the adjoining modern fitted kitchen. The bedroom is of good proportions and the bathroom is fitted to an excellent standard.

The property is heated by central heating radiators that are powered by communal central heating boiler which provides each apartment with metered heating and hot water.

The property sits in the heart of Wakefield city centre within walking distance of the broad range of shopping, dining and recreational facilities as well as being situated across the road from the main Westgate train station with direct trains to Leeds, London, Sheffield and York.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



ACCOMMODATION

COMMUNAL ENTRANCE HALL

Video entry intercom system, lift to all floors.

SECOND FLOOR PRIVATE ENTRANCE HALL

Laminate flooring.

UTILITY ROOM

5'7" x 4'7" [1.7 x 1.4]

Central heating system and space and plumbing for a washing machine.

BATHROOM/W.C.

7'3" x 6'3" [2.2 x 1.9]

Attractively fitted in a contemporary style with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, wall mounted wash basin and low suite w.c. with concealed cistern. Mosaic style wall tiling and tiled floor, chrome ladder heated towel rail, electric shaver socket and extractor fan.



BEDROOM

13'9" x 8'6" [4.2 x 2.6]

With a window to the rear and a central heating radiator.



LIVING ROOM

17'5" x 10'2" [5.3 x 3.1]

Large picture window, central heating radiator, laminate flooring and video entry system.



KITCHEN

8'6" x 7'3" [2.6 x 2.2]

Fitted with a range of gloss white fronted wall and base units with Corian style worktops and matching upstands and a stainless steel splashback, inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven and integrated fridge and dishwasher.

LEASEHOLD

The service charge is £1950 [pa] and a service charge for the car park is £250 [pa]. The remaining term of the lease is 236 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.

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.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.