



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.



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



54 St. Christophers Walk, Wakefield, WF1 2UP

For Sale Leasehold £155,000

Well appointed throughout is this spacious and attractive two bedroom second floor apartment benefitting from UPVC double glazing and gas central heating and garage.

The property fully comprises of communal entrance hallway with stairs to the second floor leading to the entrance hall, spacious open plan living room with kitchen and Juliet balcony off, two bedrooms (with bedroom one boasting en suite shower room/w.c.) and additional main bathroom/w.c. Outside, there is a garage for the property.

Situated in Wakefield city centre within easy reach of shops, schools and Wakefield Westgate train station. The motorway network is only a short distance away, perfect for those looking to commute further afield.



ACCOMMODATION

ENTRANCE HALL

Solid wooden front entrance door, engineered oak wood flooring, central heating radiator, doors leading off to the bedrooms, bathroom/w.c., boiler cupboard, living room and store room.

LIVING ROOM

14'4" x 14'9" [4.38m x 4.50m]

UPVC double glazed door with Juliet balcony and UPVC double glazed panel window overlooking the rear, engineered oak wood flooring, two central heating radiators and feature archway leading into the kitchen.

KITCHEN

5'11" x 10'6" [1.82m x 3.22m]

A range of wall and base units with laminate work surface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill, four ring gas hob with cooker hood over, space for a large fridge freezer and engineered oak wood flooring.



BATHROOM/W.C.

6'0" x 8'3" max x 5'6" min [1.85m x 2.52m max x 1.70m min]

Low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and wall mounted shower attachment. Part tiled walls, central heating radiator, extractor fan to the ceiling.



BEDROOM ONE

12'7" x 11'1" [3.84m x 3.40m]

UPVC double glaze window to the rear elevation, central heating radiator, double doors to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'0" x 5'0" [1.83m x 1.54m]

Low flush w.c., fully tiled enclosed shower cubicle with sliding doors and mixer shower, part tiled walls, pedestal wash basin with mixer tap, central heating radiator and extractor fan to the ceiling.

BEDROOM TWO

9'6" x 13'3" max x 10'9" min [2.92m x 4.06m max x 3.29m min]

UPVC double glazed window to the rear elevation, central heating radiator.



OUTSIDE

Single garage with manual up and over door, power and light (accessed via the rear entry for the block of apartments).



LEASEHOLD

The service charge is £1435.83 (pa) and ground rent £90 (pa). The remaining term of the lease is 128 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.