

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.



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



4 Mayfair Court, Wakefield, WF2 8WL

For Sale Leasehold £110,000

Well appointed throughout is this spacious two bedroom ground floor apartment benefiting from UPVC double glazing throughout and electric heating.

The accommodation comprises of communal entrance hallway and door to entrance hall which leads to a lounge, modern kitchen area off, two bedrooms and bathroom. Outside there is allocated parking space for one vehicle.

Situated in the popular part of Thornes, the property is well placed to local amenities, including shops and schools.

Offered for sale with no chain involved and vacant position. An ideal property for those looking to downsize, a first time buyer, couple or an investor looking to get access onto the property market. A viewing comes highly recommended.



ACCOMMADATION

ENTRANCE HALL

Entrance door to communal entrance hall, wall mounted electric heater, door to cloaks airing cupboard, vinyl flooring, doors to two bedrooms, living room, kitchen and bathroom.

BEDROOM ONE

11'10" x 8'8" (3.62m x 2.66m)

UPVC window to the front, wall mounted electric heater.



BEDROOM TWO

9'9" x 6'10" (2.98m x 2.10)

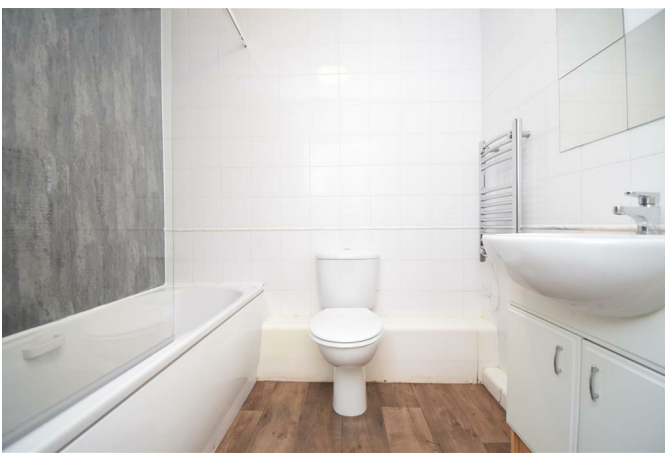
UPVC window to the front, wall mounted electric heater.



BATHROOM

5'6" x 6'10" (1.70m x 2.10m)

Wash basin, panel bath mixed with shower over, part tiled walls, vinyl floor, heated chrome towel radiator.



LOUNGE DINER

14'1" max x 12'7" min x 15'8" deep (4.30m max x 3.84m min x 4.79m deep)

UPVC double glazed window, two wall mounted electric heaters, telephone intercom.



KITCHEN

5'7" x 12'6" (1.72m x 3.82m)

Kitchen area off lounge/diner, stainless steel sink and drainer unit, integrated fridge and freezer, integrated oven and grill, four ring electric hob, stainless steel back and filter above, plumbing for washing machine, drawers over the base units, vinyl floor.

OUTSIDE

One allocated parking space.

LEASEHOLD

The service charge is £1084.72 (pa) and ground rent £175.00 (pa). The remaining term of the lease is 136 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.

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.