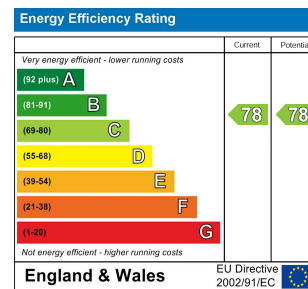
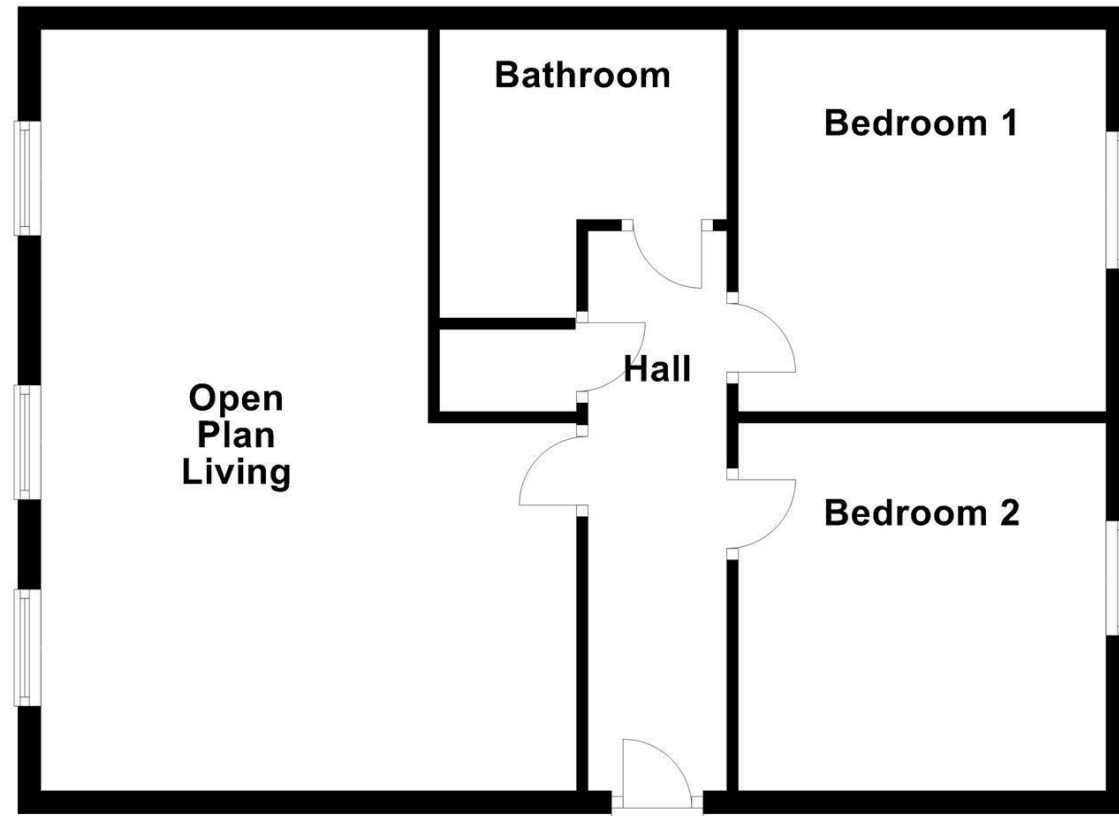


Ground Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



22 The Point, Wakefield, WF2 9AP

For Sale Leasehold £125,000

Situated close to Wakefield city centre is this well presented two bedroom ground floor apartment with allocated parking space, open plan kitchen living and is ideal for a professional person or couple. Situated close to Wakefield Westgate Railway Station.

The property fully comprises of hallway, open plan kitchen/lounge with dining area, two double bedrooms and bathroom with separate shower cubicle. Outside, one allocated parking space is provided on the off road parking area.

The property is ideally placed for local shops and amenities and is only a short distance away from Wakefield city centre and is within walking distance of Westgate train station for the regular commuter.

Ready to move into, would make a fantastic first time home or rental investment and a viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALLWAY

Entrance door, central heating radiator, built in storage cupboard, doors to the open plan living kitchen, two bedrooms and bathroom/w.c.

OPEN PLAN LIVING KITCHEN

21'8" x 15'3" max [6.62m x 4.67m max]

Three UPVC double glazed windows to the side, two central heating radiators and the kitchen section has a modern fitted kitchen with wall and base units for storage, black laminate worktops, black 1 1/2 sink and drainer unit, laminate flooring, central heating radiator, space for fridge freezer, space for a washing machine and dryer, integrated gas hob, oven and cooker hood.



BEDROOM ONE

10'8" x 10'6" [3.26m x 3.21m]

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



BEDROOM TWO

10'6" x 10'5" [3.21m x 3.2m]

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



BATHROOM/W.C.

8'2" x 8'1" [2.5m x 2.47m]

Corner shower cubicle with glass screen and wall mounted shower, bath, wash hand basin with mixer tap and w.c., central heating radiator.



OUTSIDE

The property has a parking space.



LEASEHOLD

The service charge is £1,701.57 [pa] and ground rent £50.00 [pa]. The remaining term of the lease is 105 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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.