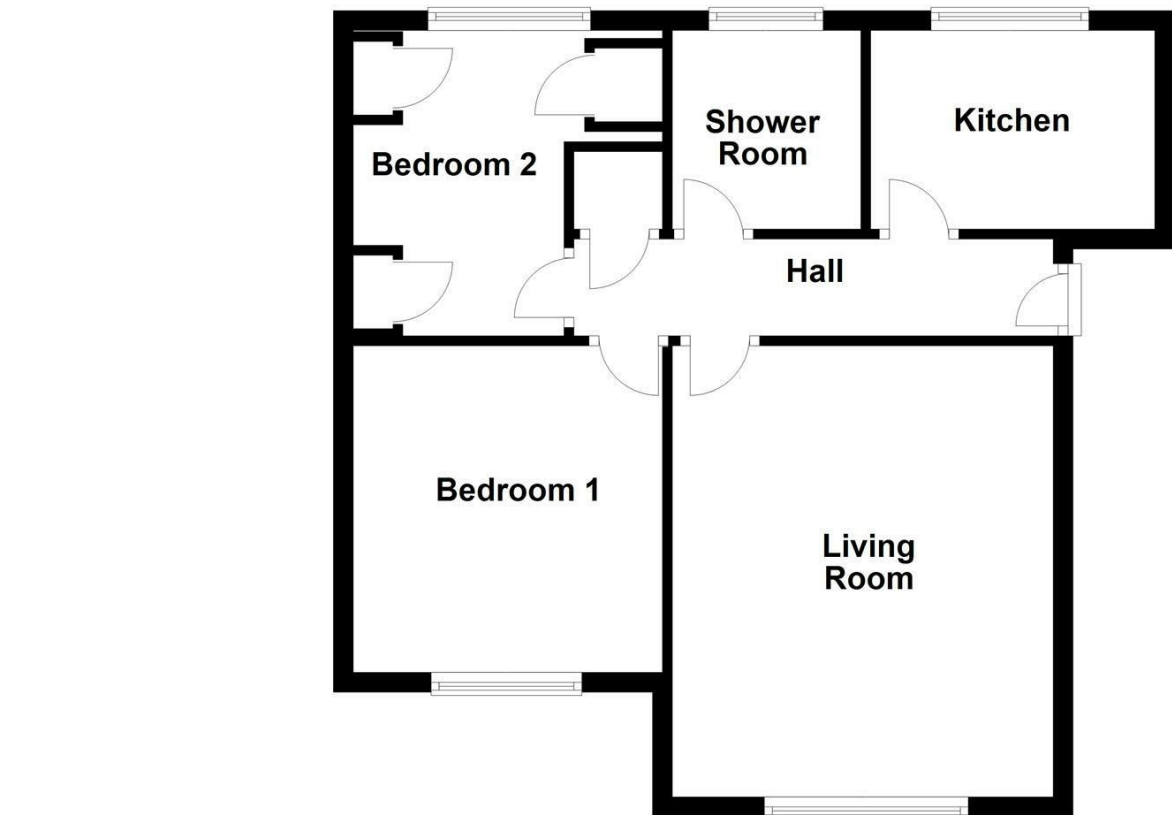


## Ground Floor



### IMPORTANT NOTE TO PURCHASERS

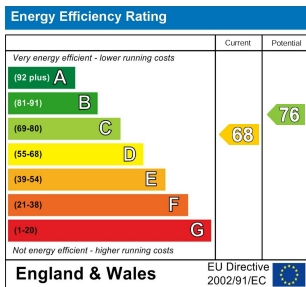
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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 Weavers Chase, Wakefield, WF2 9UE

### For Sale Leasehold £115,000

An ideal opportunity for the first time buyer or buy to let investor is this superbly presented two bedroom ground floor apartment benefitting from allocated parking, UPVC double glazing and electric heating.

The property briefly comprises entrance hall with storage, living room, kitchen, two bedrooms and modern shower room/w.c. Externally there is an allocated parking and communal lawned gardens.

The property is ideally located for all local amenities including shops and schools. The property is near main bus routes providing easy access to Wakefield and surrounding areas. In addition the national motorway network is only a short drive away, perfect for those looking to commute further afield.

Done to a superb standard and ready to move into, this property would make a fantastic home and a viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Intercom system, built in storage cupboard, access to the living room, kitchen, two bedrooms and shower room.



### LIVING ROOM

14'10" x 11'10" [4.53m x 3.61m]

UPVC double glazed window to the front elevation, electric radiators and feature electric fireplace with decorative surround.

### KITCHEN

9'9" x 6'2" [2.99m x 1.90m]

Range of wall and base units with laminate work surface, sink and drainer unit, integrated oven and grill, four ring electric hob with cooker hood. Space for a fridge/freezer, space and plumbing for a washing machine and UPVC double glazed window to the rear elevation.



### BEDROOM ONE

10'9" x 10'5" [3.29m x 3.19m]

UPVC double glazed window to the front elevation and electric radiators.



### BEDROOM TWO

10'1" x 9'6" [max] [3.09m x 2.92m [max]]

UPVC double glazed window to the rear elevation and electric radiators. Currently used as a study/dressing room.



### SHOWER ROOM/W.C.

6'3" x 6'0" [1.93m x 1.83m]

Modern three piece suite comprising walk in double shower cubicle with wall mounted shower, wash hand basin and low flush w.c. Extractor fan and UPVC double glazed window to the rear elevation



### OUTSIDE

There are communal gardens surrounding the property and there is an allocated parking space.

### LEASEHOLD

The service charge is £1480 [pa] and ground rent £75 [pa]. The remaining term of the lease is 102 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.