



WAKEFIELD | OSSETT | HORBURY
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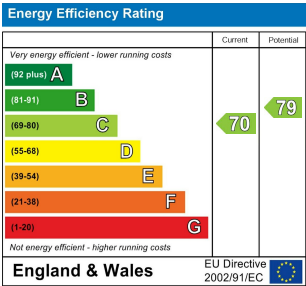


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 St. Johns Square, Wakefield, WF1 2RA

For Sale Leasehold Offers In Excess Of £300,000

Located within the highly regarded surroundings of St Johns Square is this stunning two storey apartment which forms part of a grade II listed Georgian town house with the added benefit of private courtyard garden to the rear.

The deceptively spacious accommodation fully comprises open plan entrance/kitchen with feature York stone floor, living room, bedroom one with has French doors onto the private courtyard garden and modern bathroom/w.c. Stairs lead down to a further hallway which has built in wardrobes and opens up into bedroom two.

Arguably one of the most premiere postcodes within this historic area of Wakefield overlooking the renowned Georgian St Johns Church, within walking distance of Wakefield City Centre and Wakefield Westgate Train Station. There are highly regarded schools close by and good access to the motorway network.

Simply a stunning example within a Georgian apartment block, offered for sale with no chain and immediate vacant possession upon completion, this home would ideally suit the professional couple, small family or those looking to downsize. A full internal inspection will reveal the quality of the accommodation on offer and an early viewing is highly recommended.



ACCOMMODATION

KITCHEN

35'1" x 7'2" [10.7m x 2.2m]

Entrance stairwell with steps down to the panelled entrance door. An atmospheric room with a barrel vaulted ceiling and York stone flagged floor and a wide range of contemporary style fitted kitchen cupboards with wood effect laminate worktops over with matching upstands, illuminated shelves, six ring gas Range style cooker with a stainless steel splash back and matching filter hood over, integrated fridge and freezer, integrated dishwasher. Contemporary style vertical central heating radiator, decorative stone staircase leading up and turn stone staircase leading down to the lower level.



LIVING ROOM

23'3" x 15'8" [7.1m x 4.8m]

A large characterful room with two sash windows to the front, old school style central heating radiator, three wall light points and a feature stone fireplace housing a decorative cast iron grate.



BEDROOM ONE

18'4" x 15'8" [5.6m x 4.8m]

French doors out to the patio garden to the rear, carpeted floor, old school style radiator, walk in linen cupboard that also houses the insulated hot water cylinder and a utility cupboard that has space and plumbing for a washing machine.



BATHROOM/W.C.

7'2" x 6'6" [2.2m x 2.0m]

Fitted with a contemporary style white and chrome suite comprising p-shaped shower bath with glazed screen, pedestal wash basin and low suite w.c. Old school style radiator, slate style tiled floor, part tiled walls and window to the rear.



LOWER GROUND FLOOR

HALLWAY

Two double fronted built in wardrobes, wood strip flooring and a useful under stair storage area. Two stone arches lead through into bedroom two.



BEDROOM TWO

15'8" x 12'9" [4.8m x 3.9m]

Double central heating radiator, wood strip flooring, ceiling and wall lights, window to the light well to the rear.



OUTSIDE

To the rear the property has a stone paved courtyard garden with a surprising level of privacy, established raised beds and a hand gate to the rear.



LEASEHOLD

The remaining term of the lease is 963 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 C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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.