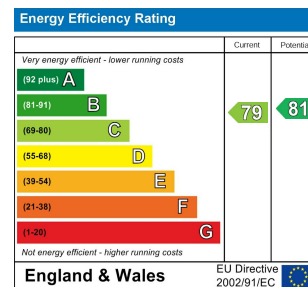


The floor plan shows a rectangular layout. At the top left is the Kitchen, which has a window on the top wall. To its right is the Shower Room, also with a window on the top wall. Below the Kitchen is the Lounge/Diner, which has a large window on the bottom wall. To the right of the Shower Room is the Entrance Hall, which has a window on the right wall. To the right of the Entrance Hall is Bedroom 2, which has a window on the top wall. Below the Entrance Hall is Bedroom 1, which has a window on the right wall. A small room labeled 'CBD' is located between the Shower Room and Bedroom 2. The plan includes various doors, windows, and a central hallway area.



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.

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\*

\*your home may be repossessed if you do not keep up repayments on your mortgage

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.

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.

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.



**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**For Sale Leasehold £115,000**

An ideal property for the investor to acquire this two double apartment, currently achieving £750 pcm. A viewing comes highly recommended.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Secure entrance door with intercom entry phone system, staircase leading to the first floor landing and door into the apartment.

### ENTRANCE HALL

15'4" x 3'6" [4.69m x 1.09m]

Wall mounted electric heater, storage cupboard and doors to all rooms.

### LOUNGE/DINER

14'10" x 11'9" [4.53m x 3.60m]

Electric fire on a marble hearth with matching interior and wooden surround, UPVC double glazed window to the front and wall mounted electric heater.



### KITCHEN

6'2" x 9'9" [1.90m x 2.98m]

A range of fitted wall and base units with laminate work surface over and tiled splash back, ceramic sink and drainer with chrome mixer tap, plumbing and drainage for a washing machine, space for fridge freezer, integrated oven and grill, four ring ceramic hob, cooker hood, UPVC double glazed window to the rear and tiled floor.

### SHOWER ROOM/W.C.

6'2" x 6'0" [1.88m x 1.84m]

Three piece suite comprising large walk-in

shower with glass screen and mixer shower, low flush w.c. and wall hung ceramic wash basin with chrome mixer tap set into high gloss vanity cupboard. Fully tiled walls and floor, extractor fan, wall mounted electric heater and UPVC double glazed frosted window to the rear.



### BEDROOM ONE

10'8" max x 10'2" [3.27m max x 3.12m]

UPVC double glazed window to the front, wall mounted electric heater and a range of fitted wardrobes.



### BEDROOM TWO

7'5" max x 10'0" [2.27m max x 3.07m]

Laminate flooring, wall mounted electric heater, UPVC double glazed window to the rear and fitted wardrobes.



### OUTSIDE

There is one allocated parking space to the front.

### LEASEHOLD

The service charge is £1,479.12 [pa] and ground rent £75.00 [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 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.