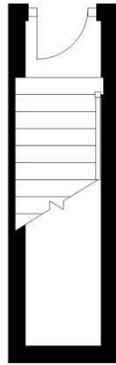
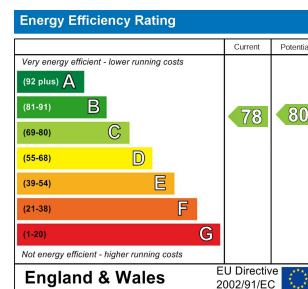
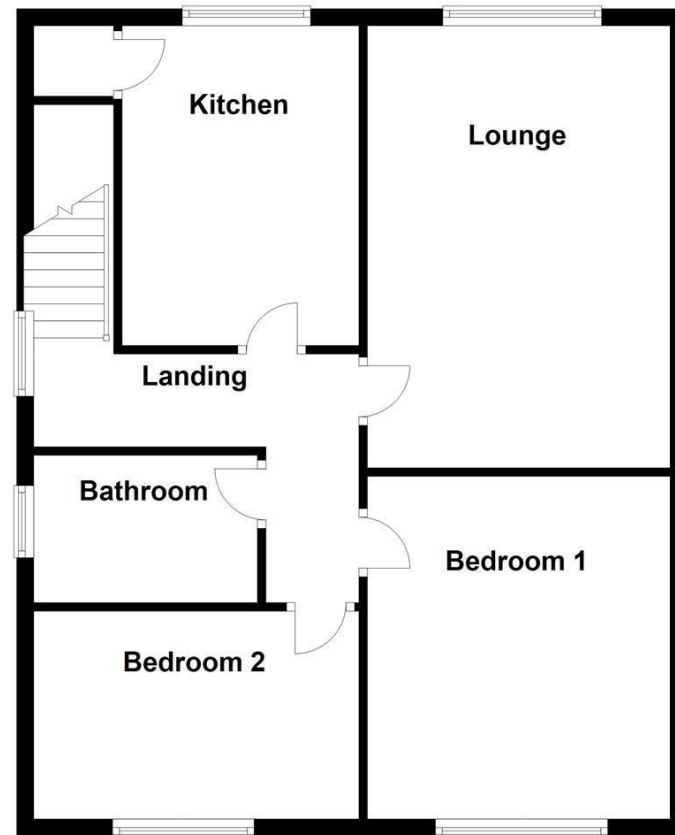


Ground Floor



First 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



3 Ashwood Green, Ryhill, WF4 2BQ

For Sale Leasehold Offers In The Region Of £95,000

Situated in Ryhill is this well presented two bedroom first floor apartment benefitting from off road parking.

The property briefly comprises of the entrance door with stairs leading to the first floor landing with doors to the spacious living room, kitchen, two bedrooms and three piece bathroom/w.c. Externally there are communal gardens and off street parking.

The property is ideally located for all local shops and amenities including schools.

The property has potential to be a fantastic first time home or investment and a viewing is highly recommended.



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ACCOMMODATION

HALLWAY

UPVC front entrance door, central heating radiator and stairs to the first floor.

FIRST FLOOR LANDING

Doors to the lounge, kitchen, two bedrooms and bathroom.

BEDROOM ONE

17'1" x 11'7" [5.21m x 3.55m]

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



KITCHEN

12'3" x 8'11" [3.74m x 2.73m]

Range of wall and base units with wood effect laminate work surface over, 1 1/2 stainless steel sink and drainer unit, integrated oven with gas hob and cooker hood. Integrated fridge/freezer, space for a washing machine and built in storage cupboard housing the boiler. UPVC double glazed window to the front elevation and central heating radiator.

LOUNGE

13'2" x 11'8" [4.02m x 3.56m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

12'6" x 8'0" [3.83m x 2.45m]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.

8'8" x 5'7" [2.65m x 1.72m]

Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin and low flush w.c. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator and spotlights to the ceiling.



OUTSIDE

The property has an off road parking space and communal lawned gardens.



LEASEHOLD

The service charge is £1,089.83 [pa] and ground rent £100.00 [pa]. The remaining term of the lease is 101 years [2025]. 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 A.

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.