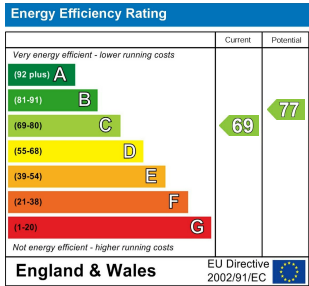


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Elizabeth Gardens, Wakefield, WF1 3SZ

For Sale Leasehold £85,000

Situated on this sought after over 55s development on the outskirts of Wakefield city centre is this two bedroom first floor apartment benefitting from well proportioned accommodation and off road parking.

The property briefly comprises of the entrance hall with steps to the first floor leading to the living room, kitchen, two bedrooms and bathroom. Outside there are communal lawned gardens and residents parking.

The property is within walking distance to Wakefield city centre with local amenities surrounding including shops and highly regarded schools. There is great access to the motorway network and Wakefield Westgate train station, for those looking to commute further afield.

Offered for sale with no chain, this property would be ideal for those looking to downsize and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, fitted storage and stairs to the first floor landing.

FIRST FLOOR LANDING

Loft access, dado rail, central heating radiator, intercom system and doors to the living room, two bedrooms and bathroom.

LIVING ROOM

13'1" x 12'3" [max] x 7'9" [min] [4.0m x 3.75m [max] x 2.38m [min]]

UPVC double glazed box window to the rear, central heating radiator, electric fireplace, dado rail and door through to the kitchen.



KITCHEN

6'1" x 8'3" [1.86m x 2.53m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space for an electric cooker, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the rear and downlighting.



BEDROOM ONE

10'4" x 9'4" [3.15m x 2.85m]

Fitted wardrobes and storage units, dado rail, UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

10'4" x 5'8" [3.15m x 1.75m]

UPVC double glazed window to the front, central heating radiator and overstairs storage cupboard.



BATHROOM/W.C.

6'0" x 6'0" [1.85m x 1.85m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment. Extractor fan and central heating radiator.



OUTSIDE

There are communal gardens wrapping around the property. To the front is a slate garden with paved pathway to the front door and surrounding lawns. There is a residents car park for off road parking.



LEASEHOLD

The service charge is £887.82 [pa] paid quarterly and ground rent £25.00 [pa]. The remaining term of the lease is 61 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.