



WAKEFIELD  
01924 291 294

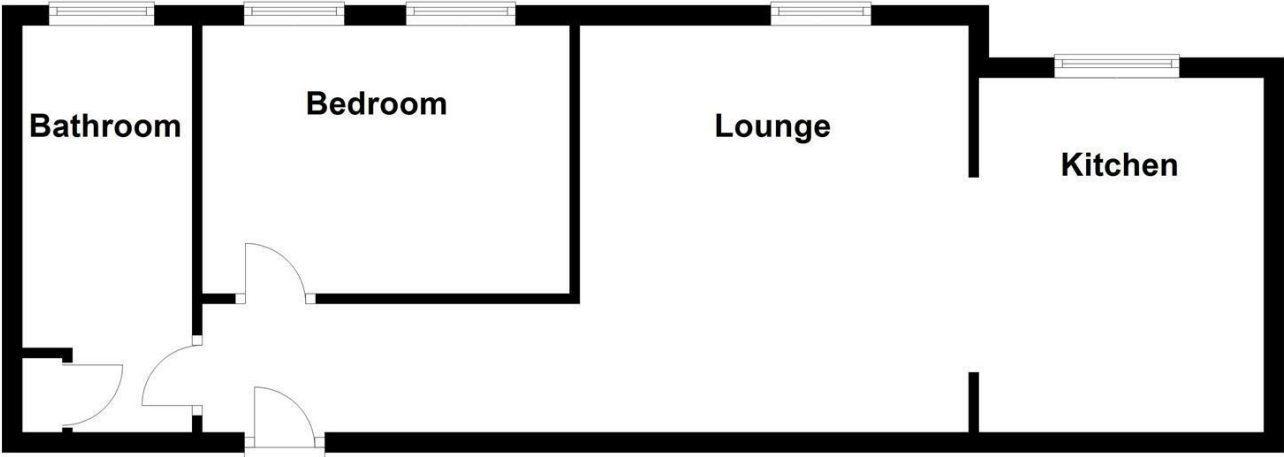
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor

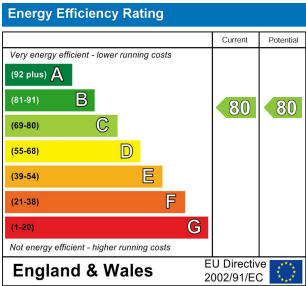


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



9 Delius Woodlands Village, Wakefield, WF1 5LR  
For Sale Leasehold 25% Shared Ownership £17,500

Well presented throughout is this spacious one bedroom first floor apartment benefitting from open plan living/kitchen and spacious bathroom.

The property is ideally located for all local shops and amenities, whilst only being a short drive away from Wakefield city centre. Sandal & Agbrigg train station is only a short walk away, perfect for those looking to travel further afield.

Ready to move into, this property would make a fantastic first time home or investment and a viewing is highly recommended.





## ACCOMMODATION

### LOUNGE

13'4" x 12'9" (4.07m x 3.89m)

Secure communal entrance door with stairs to the first floor. Entrance door, UPVC double glazed window, central heating radiator, wood effect laminate floor and an opening through to the kitchen.



### KITCHEN

10'5" x 7'3" (3.19m x 2.22m)

Range of wall and base units with laminate work

surface over, stainless steel sink and drainer unit, integrated oven and gas hob with cooker hood. Space for a fridge/freezer, spotlight and UPVC double glazed rear window.

### BEDROOM

11'11" x 8'9" (3.65m x 2.69m)

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



### BATHROOM/W.C.

9'8" x 4'9" (2.95m x 1.45m)

Three piece suite comprising low flush w.c.,

pedestal wash basin and panelled bath with shower over. UPVC double glazed frosted window to the rear, towel style radiator and fully tiled walls.



## OUTSIDE

There are communal gardens and residents parking.

## LEASEHOLD

As of April 2025, the service charge is £297.96 (pa) and ground rent £174.96 (pa). Additional charges that may be applicable are a monthly rent of £260.16, lease management monthly fee of £11.28 an an estate charge of monthly £13.94. The remaining term of the lease is 106 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 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.