

**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 58 Mulberry House Burgage Square, Wakefield, WF1 2SE

### For Sale Leasehold £119,950

Situated in the heart of Wakefield city centre and ideally located for Wakefield Westgate train station is this well presented second floor one bedroom apartment benefitting from open plan living kitchen with rear balcony.

The property briefly comprises of entrance hall, open plan living/kitchen with balcony, bedroom one and three piece bathroom/w.c. The property also comes with a reserved parking space in Merchant Gate Car Park.

The property would suit those looking to commute for work located opposite Wakefield Westgate train station with direct railway links to Leeds, Sheffield and London. Nestled in Wakefield centre, the property has ample amenities on hand.

Done to a high standard, ideal for the first time buyer, couple or an investor and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE

Secure gated entry with stairs and lift access.

### ENTRANCE HALL

Built in utility storage unit, doors to open plan living kitchen, bedroom and bathroom.

### OPEN PLAN LIVING/KITCHEN

19'10" x 10'2" [6.05m x 3.12m]

Range of wall and base units with integrated oven with electric hob, inset sink with mixer tap, integrated dishwasher and spotlights. Aluminium framed double glazed window and door to the rear leading to the balcony, wood effect laminate floor and central heating radiator.



### BEDROOM

9'1" x 8'5" [2.79m x 2.57m]

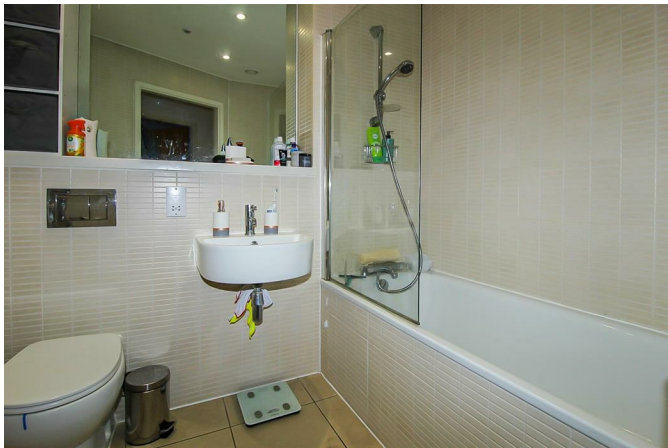
Aluminium framed double glazed window to the rear and central heating radiator.



### BATHROOM/W.C.

7'3" x 5'7" [2.23m x 1.71m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Chrome style ladder, shaver socket point, spotlights, extractor fan, fully tiled walls and floor.



### OUTSIDE

The property comes with a reserved parking space in Merchant Gate Car Park.

### LEASEHOLD

The service charge is £1756 [pa] and ground rent £250 [pa]. The property comes with a reserved car parking space in Merchant Gate car park with a service charge of £258 [pa] and nominal ground rent of £1 [pa]. The remaining term of the lease is 235 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.