

#### 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



## 26 Mayfair Court, Wakefield, WF2 8WL

### For Sale Leasehold Asking Price £110,000

Well appointed throughout is this two bedroom second floor apartment with allocated parking and ideally located opposite Thornes Park and within easy reach of the city centre.

With UPVC double glazing and electric panel heating, the property briefly comprises of communal entrance hallway with stairs to the second floor providing access into the apartments entrance leading to the store room, open plan kitchen/lounge, two bedrooms and modern bathroom. Outside, there is an allocated parking space for one vehicle.

Situated opposite Thornes Park, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

An ideal home for the first time buyer, couple or investor as it can be sold with tenant in situ if preferred, currently achieving £650 PCM. An early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Communal entrance door into the entrance hall with stairs to the second floor providing access into the apartment. Wall mounted electric heater, doors to the store room, kitchen/breakfast room, lounge, two bedrooms and bathroom.

### OPEN PLAN KITCHEN/LOUNGE

14'3" x 12'9" (min) x 22'6" (4.35m x 3.90m (min) x 6.87m]

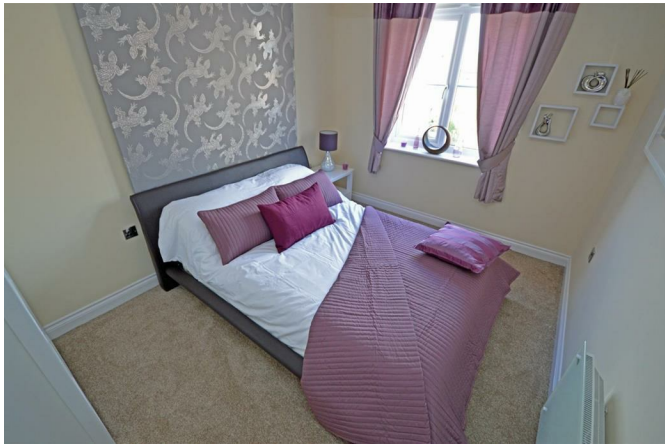
Modern fitted wall and base units with work surface over incorporating 1 1/2 sink and drainer, integrated oven and grill, four ring electric hob with filter hood above. Breakfast bar area, integrated fridge/freezer, integrated slimline dishwasher and wine cooler. UPVC double glazed sliding patio door to the front leading to a Juliet style balcony, wall mounted electric heater.



### BEDROOM ONE

12'2" x 8'9" (3.72m x 2.68m)

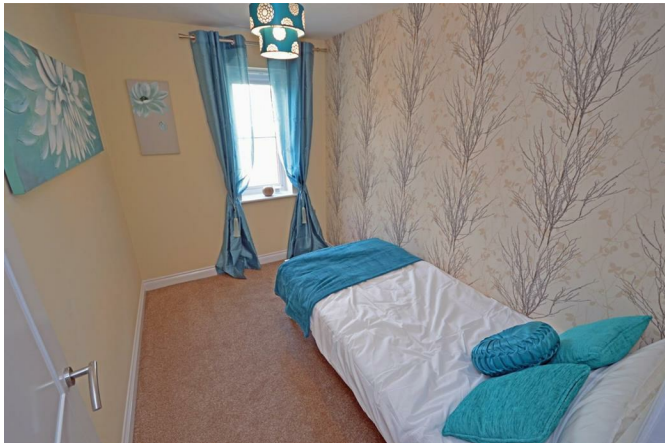
UPVC double glazed window to the front and wall mounted electric heater.



### BEDROOM TWO

6'9" x 10'1" (2.07m x 3.09m)

UPVC double glazed window to the front.



### BATHROOM/W.C.

5'6" x 6'9" (1.69m x 2.07m)

Concealed cistern low flush w.c., vanity wash hand basin and panelled bath with mixer shower over. Heated chrome towel radiator, fully tiled walls and floor.



### OUTSIDE

There is one allocated parking space.

### LEASEHOLD

The service charge is £1,084.72 (pa) and ground rent £175.00 (pa). The remaining term of the lease is 136 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 B.

### 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.