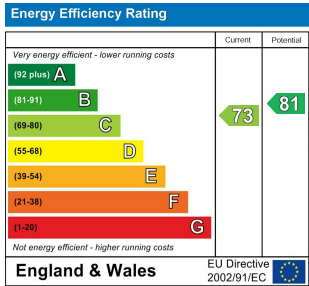


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 90 Royal Troon Drive, Wakefield, WF1 4JJ

### For Sale Leasehold £120,000

Superbly appointed throughout is this deceptively spacious one double bedroom top floor [second floor] apartment benefitting from UPVC double glazing and electric heaters.

The accommodation briefly comprises of communal entrance hallway with stairs up to the second floor which in turn leads to the entrance hall, store room, open plan kitchen/dining/living room, one double bedroom and modern bathroom. Outside there is an allocated parking space for one vehicle.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic opportunity for the first time buyer, professional couple or those looking to downsize and an early viewing comes highly recommended.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Stairs to the second floor landing and door to the entrance hall.

### ENTRANCE HALL

Loft access, 100% wool carpet, wall mounted electric panel heater, telephone intercom and doors to the kitchen/dining/living room, bedroom, bathroom and store room.



### KITCHEN/DINING/LIVING ROOM

12'0" [min] x 14'8" [max] x 22'5" [3.68m [min] x 4.49m [max] x 6.85m]

Range of modern wall and base units with 1 1/2 stainless steel sink and drainer with mixer tap, space for a dishwasher, space for fridge/freezer, integrated washing machine, integrated oven and grill with touch screen induction hob and contemporary filter hood. Recess ceiling spotlights, UPVC double glazed windows to the front, Amtico flooring and two wall mounted electric panel heaters. Living/dining area with quality fitted LVT flooring.



### BATHROOM/W.C.

5'6" x 7'3" [1.69m x 2.21m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over. Part tiled walls, heated towel radiator, tiled effect floor, recess ceiling spotlights and UPVC double glazed frosted window to the rear.

### BEDROOM

11'10" x 9'0" [3.62m x 2.75m]

UPVC double glazed window to the rear, fitted double wardrobe, 100% wool carpet, and wall mounted electric panel heater.



### OUTSIDE

There is an allocated parking space for the property within a gated communal parking area.

### LEASEHOLD

The service charge is £1,354.00 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 231 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.