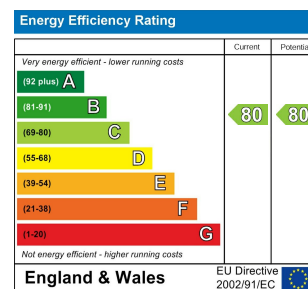
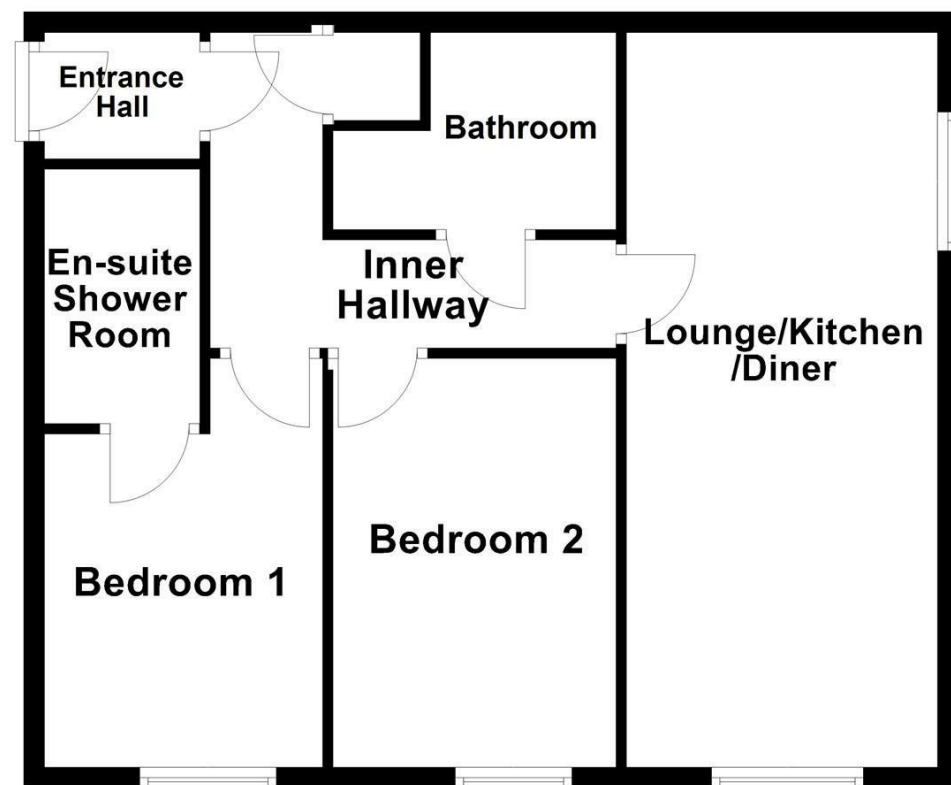


Ground Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



3 The Kilns, Wakefield, WF1 2DR

For Sale Leasehold £115,000

Situated in the Wrenthorpe area of Wakefield is this superbly presented two bedroom ground floor apartment with level access from the car park to the property, benefitting from well proportioned accommodation including two good sized double bedrooms, an open plan kitchen dining living space and allocated off road parking, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall, which leads us through to the inner hallway then provides access to two bedrooms, bedroom one benefitting from an en suite shower room, bathroom, storage cupboard and the open plan kitchen dining living room. Externally to the property there are communal areas comprising of shrubbed areas, paved pathways and a lawned area, ideal for hanging out washing. There is also one allocated parking space for the property.

Wrenthorpe plays host to a range of amenities including shops and schools, has local bus routes nearby and access to the motorway network, which is ideal for the commuter wishing to work or travel further afield.

The property would make an ideal purchase for a range of buyers looking in the Wrenthorpe area including first time buyers, professional couples or even investors looking for buy to lets. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

3'11" x 4'11" (1.2m x 1.51m)

Front door into the entrance hall. Door to inner hallway.

INNER HALLWAY

10'0" x 12'10" (max) x 3'6" (min) (3.05m x 3.93m (max) x 1.08m (min))

Central heating radiator. Doors to the open plan kitchen dining living room, bedroom one, bedroom two, bathroom and a storage cupboard.

BEDROOM ONE

8'10" x 12'10" (max) x 10'5" (min) (2.7m x 3.93m (max) x 3.18m (min))

UPVC double glazed window to the front, central heating radiator, dado rail, door to en suite shower room.



EN SUITE SHOWER ROOM

4'11" x 8'0" (1.5m x 2.45m)

Spotlights, chrome ladder style central heating radiator, partially tiled, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, shower cubicle with mains fed overhead shower, shower head attachment and glass shower screen.



BEDROOM TWO

8'11" x 12'10" (2.73m x 3.93m)

UPVC double glazed window to the front, central heating radiator.



BATHROOM

8'11" x 6'2" (max) x 3'1" (min) (2.73m x 1.9m (max) x 0.95m (min))

Chrome ladder style central heating radiator, spotlights, extractor fan, half tiling. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap.



KITCHEN DINING LIVING ROOM

23'2" x 9'10" (7.08m x 3.0m)

Two UPVC double glazed windows to the front and a frosted one to the side, two central heating radiators, spotlights. A range of modern wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with partial stainless steel splashback and stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine, integrated fridge/freezer, newly fitted Ideal boiler.



OUTSIDE

To the outside of the property there is an allocated parking space for the property itself. There is a paved communal area with shrubbery and a lawned communal area.

LEASEHOLD

The service charge is £2,024.16 (pa) and ground rent £175.00 (pa). The remaining term of the lease is 108 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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.