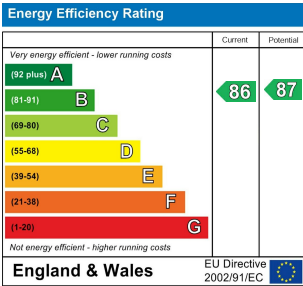


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 The Kilns, Wrenthorpe, WF1 2DR

For Sale Leasehold £104,950

Well appointed throughout is this first floor one bedroom purpose built apartment benefitting from UPVC double glazing and gas central heating radiator.

The property briefly comprises of communal entrance hallway with stairs to the first floor, entrance door into the entrance hall, inner hallway, modern open plan kitchen/dining/living room, double bedroom and bathroom. Outside there are communal garden areas and allocated parking space.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Wakefield city centre being only a short distance away.

Offered for sale with no chain and vacant possession, an ideal property for the first time buyer, couple or investor. An early viewing comes highly recommended.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Entrance door to communal entrance hallway, stairs to the first floor landing and door to entrance hall.

### ENTRANCE HALL

Radiator, laminate floor and door to the inner hallway.

### INNER HALLWAY

Laminate floor, telephone intercom system, doors to the kitchen/dining/living room, bedroom and bathroom.

### DOUBLE BEDROOM

9'9"x 11'3" [2.98mx 3.44m]

UPVC double glazed window to the front, radiator, laminate floor and television point.



### BATHROOM/W.C.

8'0" x 5'11" [2.45m x 1.81m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, part tiled walls, wood effect floor, heated chrome towel radiator and recess ceiling spotlights.



### KITCHEN/DINING/LIVING ROOM

10'6" x 19'7" [3.21m x 5.99m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill with four ring gas hob and filter hood above. Integrated washing machine, integrated fridge/freezer. Laminate floor, recess ceiling spotlights, two radiators, UPVC double glazed French doors to the Juliet style balcony and door to the boiler cupboard.



## OUTSIDE

There is one allocated parking space and communal garden areas.

## LEASEHOLD

The service charge is £460.00 [pa] and ground rent £125.00 [pa]. The remaining term of the lease is 117 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.