



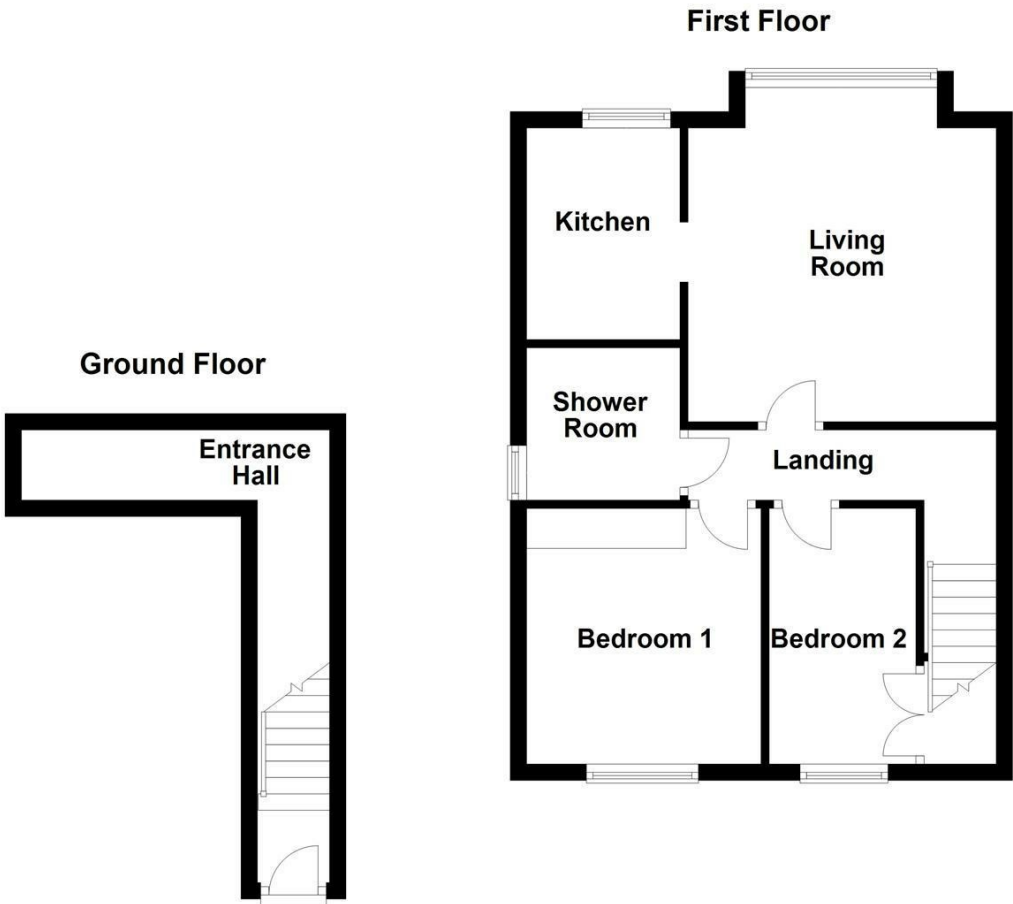
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

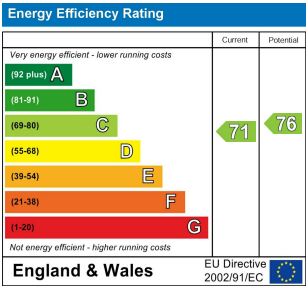


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 8 Elizabeth Gardens, Wakefield, WF1 3SZ

### For Sale Leasehold £85,000

Located on this sought after over 55s development ideally located for Wakefield city centre offered with no onward chain is this top floor two bedroom apartment benefitting from modern kitchen and shower room.

The property briefly comprises of the entrance hall, living room, modern kitchen, two bedrooms and modern shower room. Outside there is a paved patio area in front of the entrance door, communal lawned gardens and residents parking in a communal car park.

The property is within walking distance to Wakefield city centre with local amenities surrounding including shops and highly regarded schools. There is great access to the motorway network and Wakefield Westgate train station, for those looking to commute further afield.

An ideal property for those looking to downsize and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, staircase to the first floor landing, central heating radiator and loft access with drop down ladder to the partially boarded loft with light. Doors to two bedrooms, shower room and living room.

### BEDROOM ONE

9'10" x 8'11" (3.0m x 2.74m)

Laminate flooring, fitted double wardrobe, coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

9'10" x 5'6" (3.0m x 1.68m)

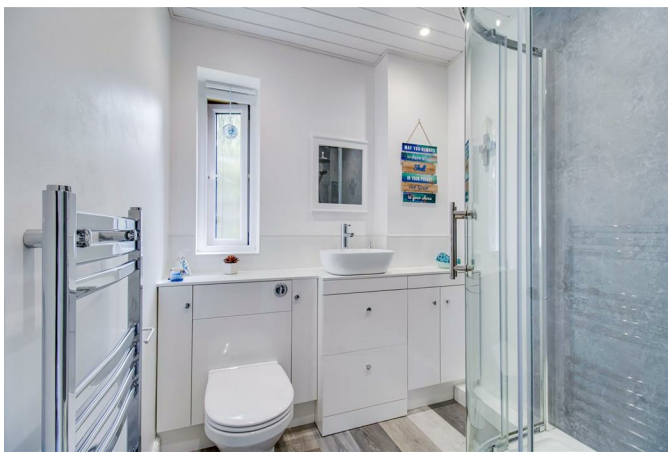
Laminate flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and bi-folding door to the overstairs storage cupboard.



### SHOWER ROOM/W.C.

5'8" x 5'9" (1.73m x 1.76m)

Three piece suite comprising shower cubicle with mixer shower, concealed cistern low flush w.c. and ceramic wash basin with mixer tap. UPVC cladding with chrome strips to the ceiling with inset spotlights, chrome ladder style radiator, UPVC double glazed frosted window overlooking the side elevation and extractor fan.



### LIVING ROOM

11'3" (min) x 12'10" (max) x 11'10" (3.45m (min) x 3.92m (max) x 3.63m)

Coving to the ceiling, large UPVC double glazed window overlooking the rear elevation, central heating radiator and feature archway providing access into the kitchen.



### KITCHEN

5'9" x 8'1" (1.76m x 2.48m)

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood. Space for a fridge/freezer, laminate flooring, UPVC double glazed window overlooking the rear elevation and matching cupboard housing the combi condensing boiler.

### OUTSIDE

There is a communal car parking and communal lawned garden with paved seating area in front of the entrance hall.



### LEASEHOLD

The service charge is £1,004.52 (pa) which is subject to increase every April and ground rent £25.00 (pa). The remaining term of the lease is 59 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.