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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	



## 16, Dove Court 54, Scampston Drive, East Ardsley, Wakefield, WF3 2GD

### For Sale Leasehold £129,950

Introducing to the market is this well presented two bedroom top floor apartment benefitting from en suite to the main bedroom, modern fitted kitchen and close to transport links.

The property briefly comprises of the entrance hallway, bathroom, two bedrooms (main with en suite), kitchen/diner and lounge. Outside there are communal gardens and an allocated parking space.

Located in the popular area of East Ardsley, the home enjoys excellent transport links to both Wakefield and Leeds, with easy access to the M1 and M62 motorways, ideal for commuters. A wide range of local amenities, including shops and schools are also within close proximity.

Ideal for the first time buyer or those looking to downsize and an early viewing comes highly recommended.



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## ACCOMMATION

### ENTRANCE HALLWAY

Doors to the bathroom, two bedrooms and kitchen/diner. Central heating radiator, storage cupboard and loft access.



### BATHROOM/W.C.

8'9" x 5'9" [2.68m x 1.77m]

Low flush w.c., pedestal wash basin with mixer tap, panelled bath with shower head attachment, central heating radiator and extractor fan.



### BEDROOM ONE

12'7" x 9'4" [3.84m x 2.86m]

Central heating radiator, UPVC double glazed window to the front elevation and door to the en suite.



### EN SUITE/W.C.

5'11" x 4'10" [1.80m x 1.47m]

Low flush w.c., pedestal wash basin with tiled splash back, corner shower unit with electric shower, extractor fan and central heating radiator.



### BEDROOM TWO

9'4" x 12'4" [2.85m x 3.78m]

Central heating radiator and UPVC double glazed window to the front.



### KITCHEN/DINER

10'1" x 13'8" [3.09m x 4.19m]

Range of wall and base units with laminate work surface over, integrated oven with four ring electric hob and extractor fan. Integrated fridge/freezer, integrated washing machine and dryer. UPVC double glazed window to the side elevation, central heating radiator and access to the lounge.

### LOUNGE

10'4" x 11'7" [3.16m x 3.55m]

Central heating radiator and UPVC double glazed window to the front elevation.

### OUTSIDE

There are communal garden areas and an allocated parking space.

### LEASEHOLD

The service charge is £1,371.72 [pa] and ground rent £100.00 [pa]. The remaining term of the lease is 232 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.