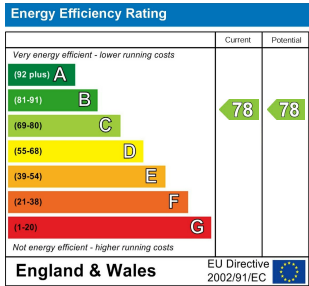


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



7, Ash Apartments Chaloner Green, Wakefield, WF1 4SQ

For Sale Leasehold £137,500

Situated on the sought after development close to Pinderfields Hospital is this two bedroom second floor apartment benefitting from en suite, well proportioned accommodation and allocated parking.

The property briefly comprises of the hallway, lounge/diner, kitchen, two bedrooms (main with en suite shower room and walk in wardrobe/study accessed via bedroom two) and bathroom. Outside there are communal gardens and allocated parking.

The property is well placed for access to a range of amenities including local shops, schools, bus routes, Wakefield city centre itself and within walking distance of Pinderfields Hospital. Also conveniently placed for Kirkgate and Westgate train stations. The motorway network is only a short drive away for those wishing to commute further afield.

Ideal for the first time buyer, couple or investor and only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

HALLWAY

Entrance door, loft access, central heating radiators and doors to a storage cupboard, bathroom, two bedrooms and lounge/diner.

LOUNGE/DINER

13'7" x 18'10" [4.15m x 5.76m]

Intercom system, UPVC double glazed windows to the rear and side, three central heating radiators and an opening to the kitchen.



KITCHEN

8'0" x 8'6" [2.46m x 2.61m]

Range of wall and base units with laminate work surface

over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed window to the rear and spotlights.

BEDROOM ONE

17'3" x 8'11" [max] x 7'5" [min] [5.28m x 2.72m [max] x 2.27m [min]]

UPVC double glazed windows to the side, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'4" x 3'9" [2.25m x 1.15m]

Low flush w.c., pedestal wash basin with mixer tap and

shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the front, extractor fan and shaver socket point.



BEDROOM TWO

8'8" x 11'3" [2.65m x 3.45m]

UPVC double glazed window to the front, central heating radiator and door to the walk in wardrobe/study.



WALK IN WARDROBE/STUDY

7'6" x 5'10" [2.3m x 1.8m]

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

BATHROOM/W.C.

6'5" x 7'9" [max] x 5'4" [min] [1.96m x 2.37m [max] x 1.65m [min]]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath. Extractor fan and central heating radiator.



OUTSIDE

There are communal gardens and allocated parking with visitors parking.



LEASEHOLD

The service charge is £1,751.83 [pa] and ground rent £301.60 [pa]. The remaining term of the lease is 977 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.