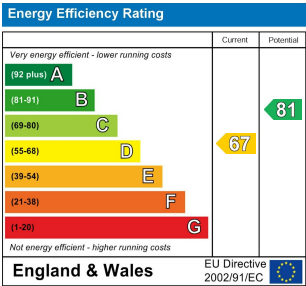
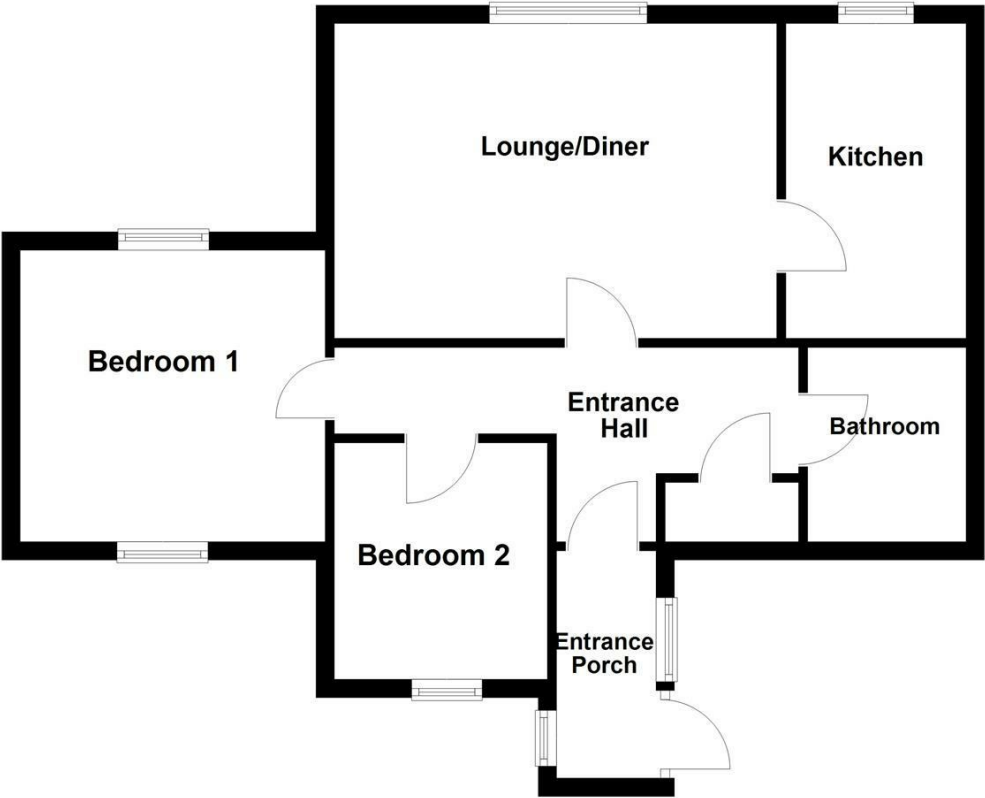


First Floor



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	



113 Howden Way, County Park, Eastmoor, WF1 4PL
For Sale Leasehold £87,500

Situated in a sought after part of Wakefield, this well proportioned property features UPVC double glazing throughout, ample reception space and communal gardens. This property makes an ideal opportunity for the first time buyer, a couple, those looking to downsize, or an investor to acquire this two bedroom first floor apartment.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor landing, a useful store/porch area, a generous lounge/diner with the kitchen off, two bedrooms, and a bathroom. Externally, the property enjoys communal garden areas and has an allocated parking space for one vehicle.

The property is well placed for local amenities including shops, schools, supermarkets, and excellent bus routes, and is within easy reach of Wakefield city centre.

Offered with no onward chain, the property is in need of some updating but offers significant potential. Early viewing is highly recommended.



ACCOMMODATION

COMMUNAL ENTRANCE

Communal entrance door leading into the communal hallway with stairs providing access to the first floor landing. Door into the store area/porch with a door into the entrance porch.

ENTRANCE HALL

Telephone intercom, wall mounted electric heater. Doors to two bedrooms, the lounge/diner, the bathroom and a storage cupboard.

LOUNGE/DINER

11'8" x 16'3" [3.57m x 4.97m]

UPVC double glazed window to the rear, four wall mounted electric heaters, door leading into the kitchen.



KITCHEN

6'10" x 11'8" [2.09m x 3.58m]

Double glazed window to the rear, electric heater. Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 stainless steel sink and drainer, plumbing for a washing machine. Space for a cooker, fridge and freezer.

BEDROOM ONE

11'3" x 10'10" [3.45m x 3.32m]

UPVC double glazed windows to the front and rear, wall mounted electric heater.



BEDROOM TWO

8'8" x 8'1" [2.65m x 2.47m]

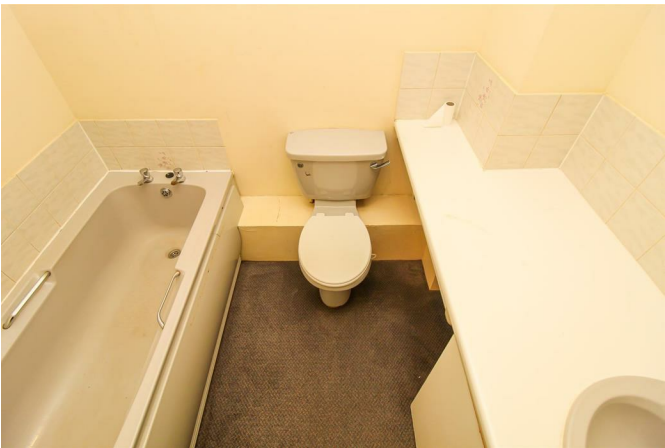
UPVC double glazed window to the front, wall mounted electric heater.



BATHROOM

6'1" x 7'2" [1.87m x 2.19m]

Wall mounted electric heater, extractor fan. Fitted with a three piece suite including a low flush W.C., wash basin with vanity cupboards under, panelled bath.



OUTSIDE

Externally, the property benefits from attractive communal lawned gardens and allocated parking for one vehicle.

LEASEHOLD

The service charge is £127.41 [per calendar month]. The remaining term of the lease is 89 years [current year]. A copy of the lease is held on our file at the Wakefield office.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.