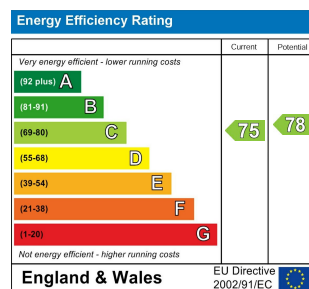


A floor plan of a 3-bedroom house. The layout includes a Living Room, Kitchen, Bathroom, and two Bedrooms. The house has a central hallway with three doors leading to the bedrooms. The Living Room is located at the top left, the Kitchen at the top right, the Bathroom in the middle right, and the two Bedrooms at the bottom left and bottom right. The house has a thick black border representing the exterior walls. The text labels for the rooms are: Living Room, Kitchen, Bathroom, Bedroom 1, and Bedroom 2.



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.

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\*

\*your home may be repossessed if you do not keep up repayments on your mortgage

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.

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.

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.



**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**For Sale Leasehold £90,000**

Proudly introduced to the market is this well presented two bedroom ground floor apartment, offering spacious and modern accommodation throughout, specifically for the over 55s.

The property briefly comprises a private entrance via a composite door leading into the entrance hallway. There are two bedrooms, with the principal bedroom being a generous double featuring fitted wardrobes, and the second being a well proportioned single room suitable for use as a bedroom, home office or study. The accommodation further benefits from a recently refurbished contemporary three piece family bathroom. A bright and spacious living area overlooks the well maintained communal gardens and provides access to a refurbished modern fitted kitchen, which includes a range of integrated appliances and houses the gas combination boiler.

Ideally positioned within walking distance of Wakefield city centre, the apartment enjoys close proximity to a wide range of shops, restaurants and leisure facilities, as well as excellent transport links, including Wakefield Westgate railway station and easy access to the motorway network.

Early viewing is highly recommended to fully appreciate the accommodation on offer.





ACCOMMODATION

ENTRANCE HALL

Entrance door, carpet flooring and a central heating radiator, with doors giving access to two bedrooms, the house bathroom and the living room.

LIVING ROOM

12'9" x 11'11" [3.90m x 3.65m]

Carpet flooring, an electric fireplace, a central heating radiator and a double glazed UPVC window to the rear elevation. The room opens into the modern kitchen.

KITCHEN

8'0" x 5'9" [2.46m x 1.76m]

Fitted with laminate flooring, a range of wall and base units with laminate work surfaces and a ceramic sink with mixer tap and drainer. A double glazed UPVC window to the rear elevation and tiling from floor to ceiling. Integrated appliances include a gas hob, oven, microwave, fridge freezer and washing machine, along with an extractor fan and tiled splashbacks. A cupboard within the kitchen houses the gas combination boiler.



BEDROOM ONE

13'1" x 8'9" [3.99m x 2.68m]

A double bedroom with a range of fitted wardrobes, a double glazed UPVC window facing the front elevation, a central heating radiator and carpet flooring.



BEDROOM TWO

10'0" x 5'9" [3.05m x 1.76m]

A double glazed UPVC window facing the front elevation, a central heating radiator and carpet flooring.

BATHROOM/W.C.

5'9" x 5'7" [1.77m x 1.72m]

Recently renovated to a modern standard with laminate flooring and a modern low flush w.c. and ceramic hand wash basin with mixer tap and storage cupboard. Tiled walls, frosted UPVC window to the side elevation, a bath with glass screen, hot and cold taps, mixer shower with shower attachment and overhead shower. A chrome ladder style radiator and an extractor fan.



OUTSIDE

Upon approaching the property there is a flagged pathway leading up to the entrance. Externally, there is communal parking available along with communal gardens to the rear and side of the property.

LEASEHOLD

The service charge is £1,004.56 [pa] 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.