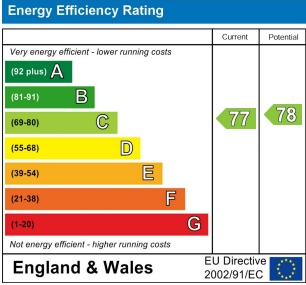


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<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	



## 1 Maple Apartments Beven Grove, Wakefield, WF1 4SR

### For Sale Leasehold Offers Over £95,000

This well presented, ready to move into one double bedroom ground floor apartment is situated within a popular development, conveniently located close to Pinderfields Hospital and within easy reach of Wakefield city centre.

Offered to the market with no onward chain, the accommodation briefly comprises an entrance hall, a spacious lounge area open plan to a modern fitted kitchen, a generous double bedroom, and a contemporary house bathroom.

The property further benefits from well maintained communal green spaces and an allocated parking space. Presented in excellent condition throughout, the apartment is an ideal purchase for first-time buyers, buy to let investors, or professionals working at the nearby hospital.



## ACCOMMODATION

### ENTRANCE HALL

Entrance door leading into the entrance hallway, with doors off to the bedroom, bathroom and open plan kitchen/lounge area. There is a useful storage cupboard housing the central heating boiler, a double central heating radiator and wood effect flooring. There is also a built in storage cupboard with hanging rail, alarm system and mirrored sliding doors.

### OPEN PLAN LIVING/KITCHEN

16'11" x 18'7" [5.16m x 5.68m]

The kitchen area boasts a range of wall and base units with complementary work surfaces, incorporating a stainless steel 1½ bowl sink and drainer with chrome mixer tap. There is an electric oven with four ring gas hob and stainless steel extractor hood above, space and plumbing for an automatic washing machine, tiled splashbacks, spotlights to the ceiling and tile effect flooring. The lounge area benefits from two double central heating radiators, wood effect laminate flooring and UPVC double glazed windows to the rear and side elevations.



### BEDROOM

9'1" x 12'2" [2.78m x 3.71m]

Featuring a side facing UPVC double glazed window, a double central heating radiator and carpeted flooring.



### BATHROOM

6'2" x 8'3" [1.88m x 2.54m]

Fitted with a white three piece suite comprising a panelled bath with mains shower over, pedestal wash hand basin and low flush WC. There is tiled flooring, part tiled walls, a double central heating radiator, shaver point and an extractor fan vented externally.



### OUTSIDE

The property further benefits from an allocated parking space, along with communal green and bin areas.

### PLEASE NOTE

The property was last rented out for £800 per calendar month.

### LEASEHOLD

The service charge is £1368 [pa] and ground rent £301.60 [pa]. The remaining term of the lease is 977 years [2026]. 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 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.

### 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.