



WAKEFIELD
01924 291 294

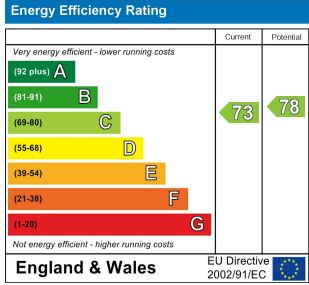
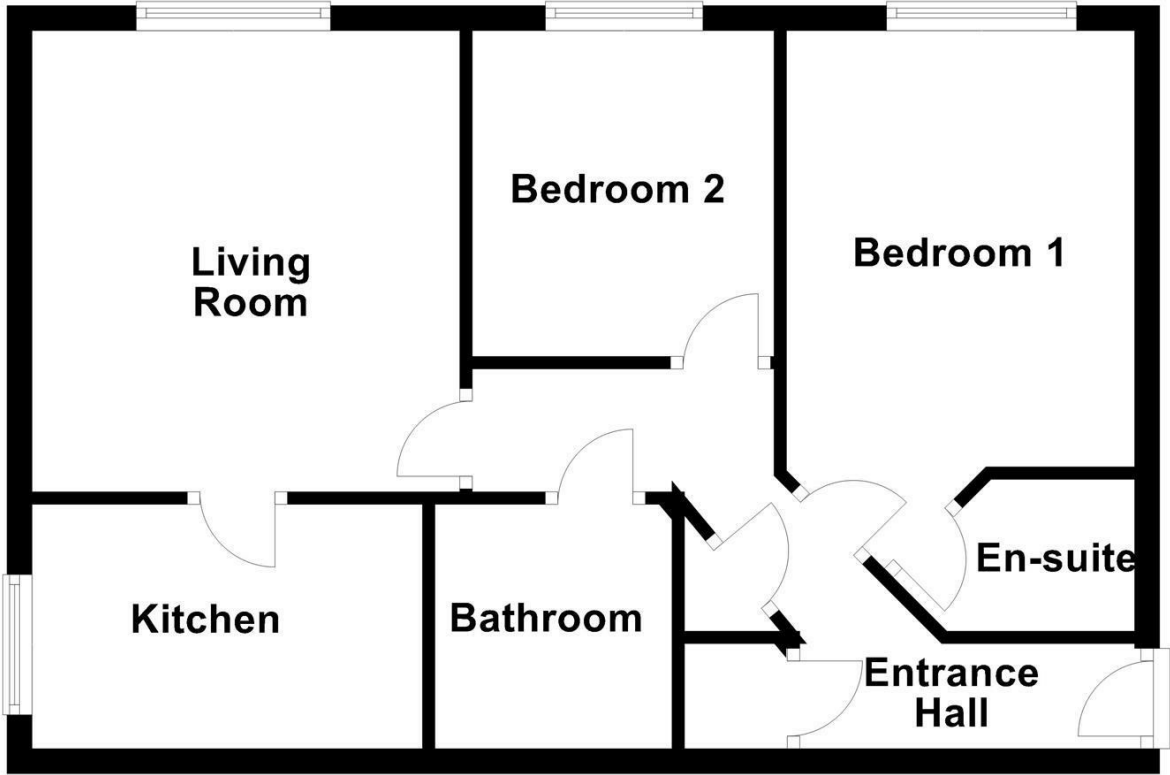
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

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.



40 Lakeside Court, Normanton, WF6 1WS

For Sale Leasehold £100,000

A two bedroom top floor apartment with an en suite to the main bedroom, allocated parking space and nearby to the town centre of Normanton.

With an electric heating system, this comfortable apartment has an entry intercom system from the communal entrance hall through to the private entrance hall into the apartment. The entrance hall has a built-in airing cupboard as well as a further cupboard and leads through into a well proportioned living room. A kitchen, main bedroom with en suite shower room/w.c. The second bedroom is served by the main bathroom/w.c. Outside, the property stands in communally managed gardens and has an allocated parking space in the car park to the side.

The property is situated in this highly regarded residential neighbourhood within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Normanton and the national motorway network is readily accessible.



ACCOMMODATION

ENTRANCE HALL

Timber fire door, electric storage heater, loft access, doors to bedrooms, living room, bathroom/w.c., airing cupboard and storage cupboard.

LIVING ROOM

11'2" x 11'11" [3.42m x 3.65m]

UPVC double glazed window to the rear, electric storage heater, door into the kitchen.

KITCHEN

6'5" x 10'4" [1.96m x 3.16m]

A range of wall and base units with laminate work surface over and tiled splashback above, stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring electric ceramic hob and cooker hood over, space for fridge freezer, plumbing and drainage for a washing machine, UPVC double glazed window to the side elevation.



BEDROOM ONE

11'8" x 9'0" [3.58m x 2.76m]

UPVC double glazed window to the front elevation, fitted double wardrobe with mirrored doors, door into the en suite shower room/w.c. Electric panel heater.



EN SUITE SHOWER ROOM/W.C.

5'2" x 5'1" [1.59m x 1.55m]

Wall hung wash basin with two taps and tiled splashback, fully tiled enclosed shower cubicle with double sliding doors and electric shower. Low flush w.c. Wall mounted electric heater and extractor fan.



BEDROOM TWO

8'4" x 7'10" [2.55m x 2.40m]

UPVC double glazed window to the rear, electric heater.



BATHROOM/W.C.

6'4" x 6'5" [1.95m x 1.98m]

Panelled bath with two taps, pedestal wash basin with mixer tap, low flush w.c, part tiled walls, electric ladder radiator, extractor fan to the ceiling and electric heater.



OUTSIDE

The property sits in landscape gardens with a communal car park having allocated parking space.

LEASEHOLD

The service charge is £1030.13 [pa] and ground rent £150 [pa]. The remaining term of the lease is 104 years [2023]. A copy of the lease is held on our file at the Normanton office.

COUNCIL TAX BAND

The council tax band for this property is B

VIEWINGS NORMANTON

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.