



WAKEFIELD  
01924 291 294

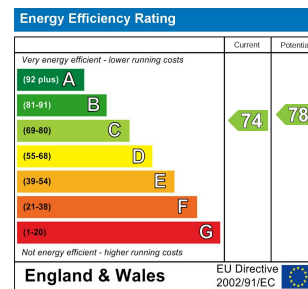
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground 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.



## 34 Gleneagles Drive, Normanton, WF6 1WD

For Sale Leasehold £115,000

Comprehensively refurbished to an excellent standard with a recently replaced kitchen and bathroom, a two bed roomed ground floor apartment with en suite to the main bedroom and situated in this sought after residential location.

Redecorated throughout and with recently replaced floor coverings, this attractive apartment is in ready to move into condition and is approached via a welcoming communal entrance hall that has an entry intercom system. The private entrance hall has two built in storage cupboards, one of which houses the insulated water cylinder. The living room is situated to the rear of the apartment and has a splay bay window overlooking the gardens. The kitchen has been refitted to a lovely standard with a good range of contemporary style units and has an independent hot water system installed. The main bedroom also overlooks the gardens to the rear and has an en suite shower room with the second bedroom being served by the recently refitted family bathroom. Outside, the property stands in communally managed gardens and has an allocated parking space.

The property is situated in this popular residential area within 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 which has its own railway station and ready access to the national motorway network.



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## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Entry intercom system leading up to the private entrance hall.

### PRIVATE ENTRANCE HALL

Night storage heater, built in cupboard housing the insulated hot water cylinder and separate built in storage cupboard. Smoke alarm and entry intercom system.

### LIVING ROOM

12'1" x 11'1" (3.7m x 3.4m )

Splay bay window to the rear and timed fan heater.



### KITCHEN

10'2" x 6'6" (3.1m x 2.0m)

Window to the side and re-fitted to a lovely standard with a contemporary style range of wall and base units with laminate work tops and tiled splash backs. Inset four ring ceramic hob, matching filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Inset stainless steel sink unit with independent hot water heater.

### BEDROOM ONE

11'5" x 9'2" (min) (3.5m x 2.8m (min))

Two windows overlooking the gardens and electric wall heater. Built in double fronted fitted wardrobe.



### EN SUITE/W.C.

5'2" x 4'11" (1.6m x 1.5m )

Re-fitted to an attractive standard with a white and chrome three piece suite comprising corner shower cubicle with triton electric shower, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Tiled walls and floor, heated towel rail, electric wall heater and extractor fan.



### BEDROOM TWO

8'6" x 7'10" (2.6m x 2.4m)

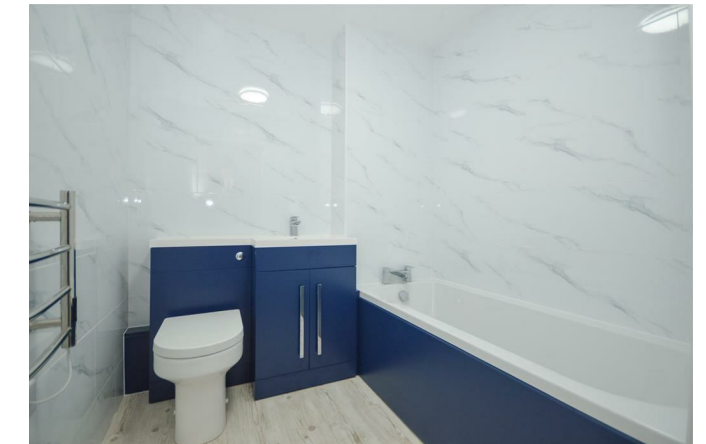
Two windows overlooking the gardens and an electric wall heater.



### BATHROOM/W.C.

6'6" x 6'6" (2.0m x 2.0m)

Re-fitted to an excellent standard with a modern white and chrome three piece suite comprising panelled bath, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Tiled walls, heated towel rail and extractor fan.



### OUTSIDE

The property stands in communally managed gardens and has an allocated parking space immediately to the rear of the apartment.

### LEASEHOLD

The service charge is £1,030.12 (pa) and ground rent £150 (pa). The remaining term of the lease is 103 years (2024). 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 TBC.

### 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 Normanton 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.