



WAKEFIELD  
01924 291 294

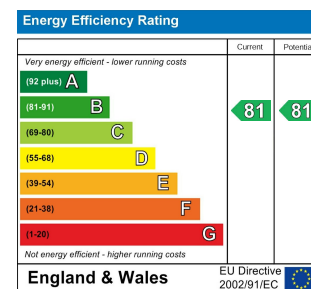
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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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.



## 12a Whinn Dale, Cecily Close, Normanton, WF6 1PU

### For Sale Leasehold 75% Shared Ownership £82,000

Available with immediate vacant possession and having no chain involved is this two bedroom ground floor self enclosed apartment. The property offered to the market on a 75% shared ownership basis, exclusively for the over 55s. The property itself offers spacious accommodation throughout, ideal for Wheelchair access.

The accommodation fully comprises entrance hall, built in cloakroom, two good sized bedrooms, a modern fitted wet room/w.c., and an open plan kitchen/living area. The living area has a door to the paved patio area located within the well maintained communal rear garden. To the front of the property there is on street parking.

Whinn Dale, Normanton, consists of 60 apartments providing independent living with extra care run by South Yorkshire Housing Association. The facilities include on-site manager and care staff 24/7, restaurant, laundry, hairdressers, communal lounges, lifts to all floors, bingo, trips out, CCTV security, gardens with seating areas. There are local shops and other amenities nearby including a post office and both bus and rail links.

Normanton town centre has a range of excellent amenities including it's own supermarket and railway station and for those wishing to travel further afield there is a direct link via the M62 motorway.

Only a full internal inspection will reveal all that is on offer within this quality apartment and an early viewing comes recommended.



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## ACCOMMODATION

### ENTRANCE HALL

A timber fire door provides access into the entrance hall for this self contained flat. There is a fixed coat rack, doors to a storage cupboard, kitchen/living area, the two house bedrooms and the wet room/w.c.



### KITCHEN

10'11" [min] [3.35m [min]]

Having a range of wall and base units with a laminate work surface over and tiled splash back above. Stainless steel sink and drainer, plumbing and

drainage for a washing machine, integrated oven and grill and a separate four ring electric hob. Space for a tall fridge freezer. Single glazed timber window to the hallway, extractor fan, laminate flooring, strip lighting and an opening through to the lounge/diner.

### LIVING ROOM

14'1" x 12'5" [4.31m x 3.80m]

Timber double glazed window to the rear aspect, central heating radiator and a timber rear entrance door to the patio area.



### BEDROOM TWO

12'10" x 6'10" [3.93m x 2.10m]

Timber double glazed window to the rear aspect and a central heating radiator.



### BEDROOM ONE

11'1" x 12'10" [3.40m x 3.93m]

Timber double glazed window to the rear and a central heating radiator. A door provides a Jack and Jill entrance to the wet room/w.c.



### WET ROOM/W.C.

7'11" x 6'4" [2.43m x 1.94m]

Three piece suite comprising low flush w.c, ceramic wash basin built within a laminate work surface and a wet room floor with mixer shower and hand rails. Fully tiled walls, shaver socket point, central heating radiator and an extractor fan.



### OUTSIDE

Outside there are communal gardens that include paved seating areas, lawned gardens, wooden pagodas and a paved seating area outside the French doors that is ideal for entertaining purposes. There is a communal car park to the front of the property and further parking on the street.

### LEASEHOLD

The monthly charges are: HB Eligible Service Charge 349.85, Personal Service Charge £70.02, Shared Ownership Charge £132.48, Support Charge £74.29. Monthly total = £626.64. The remaining term of the lease is 110 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 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.

### 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.

### PLEASE NOTE

We are advised that upon completion of the property the vendor is to pay an admin fee 1.5%+VAT of sales price/market value and sales contribution 1% of sales price/market value.