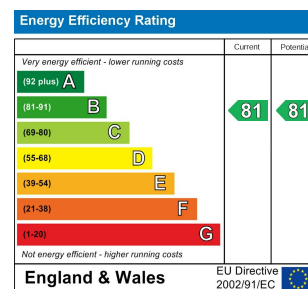


A detailed floor plan of a 2-bedroom apartment. The layout includes a large living room on the right side, which is open to a kitchen. To the left of the living room is a large bedroom (Bedroom 2). To the left of Bedroom 2 is another bedroom (Bedroom 1). Below Bedroom 1 is a wet room. The entrance hall is located at the bottom center, providing access to all rooms. The kitchen is located at the bottom right, adjacent to the living room. The wet room is located at the bottom left, adjacent to Bedroom 1. The entrance hall is located at the bottom center, providing access to all rooms. The floor plan is drawn with thick black lines for walls and thinner lines for doors and windows. The rooms are labeled with text: 'Bedroom 1', 'Bedroom 2', 'Living Room', 'Kitchen', 'Wet Room', and 'Entrance Hall'. There are also small icons representing windows and doors.



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.

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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.



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For Sale Leasehold 75% Shared Ownership £82,000

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.

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.



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.