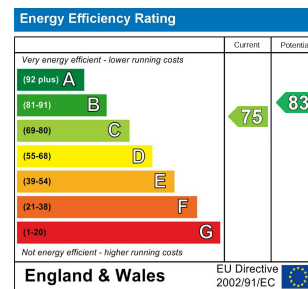
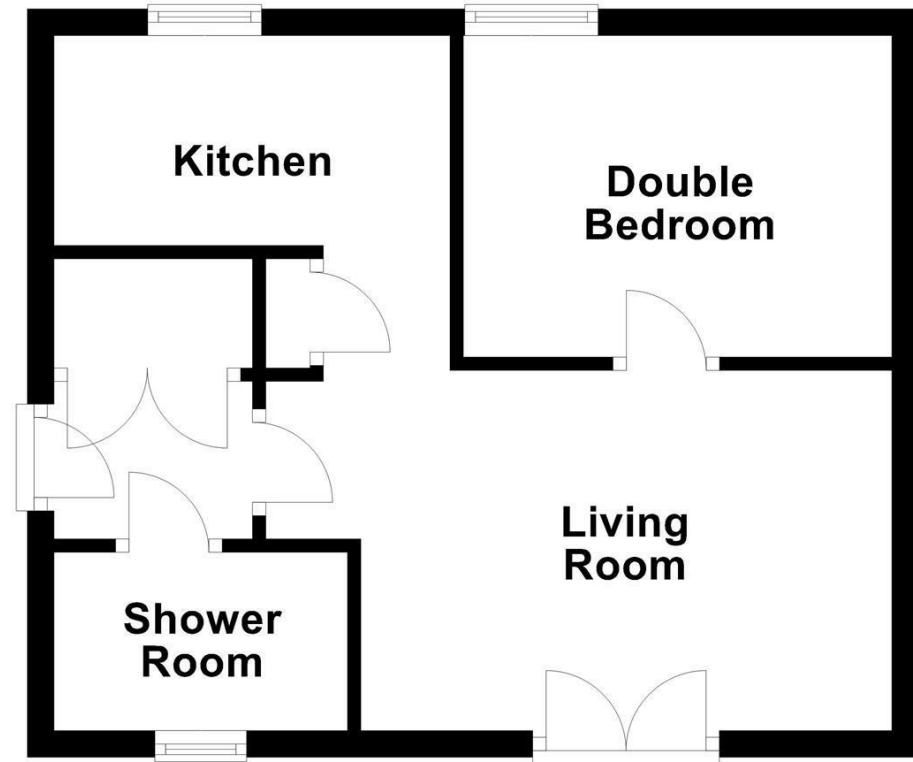


## Second Floor



### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 74 Conisborough Way, Hemsworth, Pontefract, WF9 4UH

### For Sale Leasehold Offers Over £85,000

A well presented top floor apartment situated in this well regarded neighbourhood within easy reach of the good range of town centre facilities.

With an electrical heating system and sealed unit double glazed windows, this comfortable and well presented apartment is approached via a communal entrance hall that has an entry intercom system. The private entrance hall on the second floor has a double fronted built in useful storage cupboard that leads though into a well proportioned living that has a Juliet window out to the front. To the rear there is a separate kitchen fitted with a good range of modern units and integrated cooking facilities. The double bedroom also has a window to the rear and there is a modern shower room, fitted with a three piece suite. Outside, the property stands in communally managed gardens and has an allocated parking space.

Situated in this well regarded modern development, the property is within easy reach of the broad range of shops, schools and recreational facilities offered in the centre of Hemsworth. Hemsworth itself is ideally placed for ready access to the surrounding business centres and the national motorway network.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



#### ACCOMODATION

##### COMMUNAL ENTRANCE HALL

Entry intercom system and stairs up to the second floor.

##### SECOND FLOOR PRIVATE ENTRANCE HALL

Double fronted built in cupboard.

##### LIVING ROOM

13'1" x 8'10" [4.0m x 2.7m]

Juliet balcony to the front, electric wall heater and loft access point. Built in storage cupboard and entry intercom phone.



##### KITCHEN

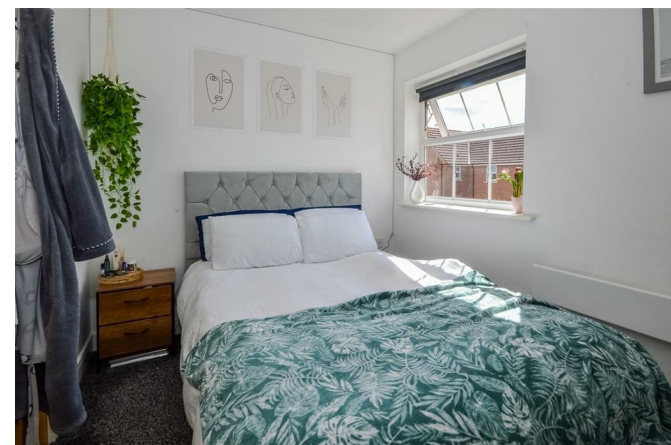
9'10" x 5'2" [3.0m x 1.6m]

Window to the rear and fitted with a range of light wood grain effect fronted wall and base units with contrasting dark laminate work tops with matching upstands. Inset stainless steel sink unit, four ring ceramic hob with stainless steel splash back and filter hood over. Built in oven and space for a tall fridge/freezer.

##### DOUBLE BEDROOM

10'5" x 7'10" [3.2m x 2.4m]

Window to the rear and electric wall heater.



##### SHOWER ROOM/W.C.

7'2" x 4'7" [2.2m x 1.4m]

Frosted window to the front and fitted with a three piece white and chrome suite comprising wide shower cubicle with thermostatic shower and glazed screen, pedestal wash basin and low suite w.c. Part tiled walls, electric shaver socket and extractor fan.



##### OUTSIDE

The property stands in communally managed gardens and has an allocated parking space.

##### LEASEHOLD

The service charge is £1,444.81 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 981 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 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.

##### VIEWINGS

To view please contact our Pontefract 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.