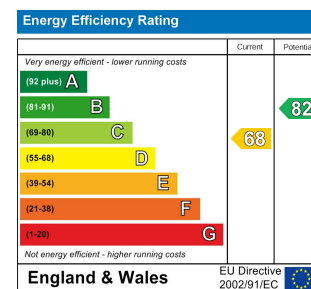
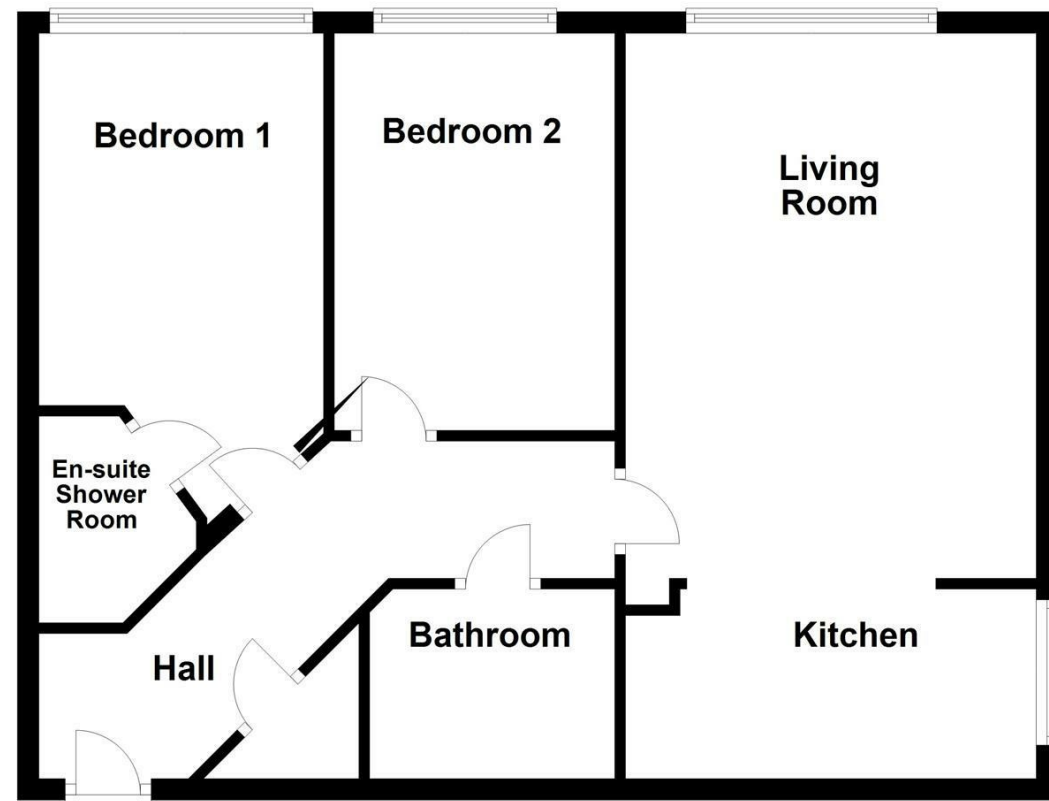




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

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.



22 Millers Croft, Castleford, WF10 5LP

For Sale Leasehold £120,000

Occupying a fantastic top floor position is this superbly presented two bedroom apartment benefitting from en suite shower room and allocated parking.

The property briefly comprises of the entrance hall, open plan living/kitchen, two bedrooms (bedroom one with en suite) and bathroom/w.c. Externally there is allocated parking and communal gardens.

The property is ideally located for all local shops and amenities whilst being a short drive away from junction 32 Outlet Village. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic first time home or those looking for an investment and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

12'6" x 16'7" [3.82m x 5.07m]

Electric radiator and provides access to the open plan living/kitchen, two bedrooms and family bathroom. UPVC double glazed window to the front elevation and intercom system.

LIVING/KITCHEN

12'6" x 5'9" [3.82m x 1.76m]

UPVC double glazed window to the side elevation. Modern fitted kitchen with an array of wall and base units with black laminate work tops, integrated electric hob and oven with splash back and cooker hood. Space for a fridge/freezer, stainless steel sink and drainer unit and space for a washing machine.



BEDROOM ONE

14'6" [max] x 8'8" [4.43m [max] x 2.65m]

UPVC double glazed window to the front elevation, electric radiator and air conditioning unit. Door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'10" x 5'6" [1.78m x 1.7m]

Three piece suite comprising corner shower cubicle with glass sliding doors, wash hand basin with mixer tap and low flush w.c.



BEDROOM TWO

12'1" x 8'6" [3.69m x 2.61m]

UPVC double glazed window to the front elevation and electric radiator.



BATHROOM/W.C.

7'2" x 5'8" [2.2m x 1.75m]

Three piece suite comprising bath, wash hand basin with mixer tap and low flush w.c. Partially tiled walls.



OUTSIDE

The property benefits from its own allocated parking space and communal gardens.

LEASEHOLD

The service charge is £1,600.98 [pa] and ground rent £195.00 [pa]. The remaining term of the lease is 136 years [2024]. A copy of the lease is held on our file at the Pontefract office.

COUNCIL TAX BAND

The council tax band for this property is B.

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.