

A floor plan of a 2-bedroom apartment. The layout includes two bedrooms at the top, a living room on the right, a kitchen/diner at the bottom right, a wet room at the bottom left, and a central entrance hall. The entrance hall features a front door and access to all other rooms. The living room has a fireplace on the top wall and a bay window on the right wall. The kitchen/diner has a bay window on the bottom right wall. The wet room has a window on the left wall. The bedrooms have windows on the top wall. The entrance hall has a window on the left wall.

Bedroom 1

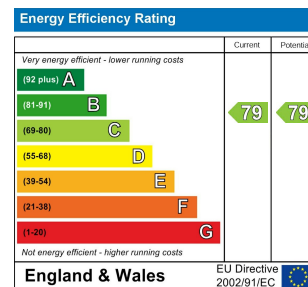
Bedroom 2

Living Room

Wet Room

Entrance Hall

Kitchen/Diner



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.

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\*your home may be repossessed if you do not keep up repayments on your mortgage

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**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**For Sale Leasehold £100,000**

The accommodation briefly comprises of entrance hall, wet room/w.c, two bedrooms, kitchen/diner and living room.

The property is aptly placed for local amenities including shops and close to local bus routes running to and from Normanton town centre.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal everything this property has to offer and an early viewing comes highly advised to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

9'8" x 12'0" [max] x 6'2" [min] [2.96m x 3.67m [max] x 1.89m [min]]

Access to a store cupboard and doors leading to the kitchen, two bedrooms and the wet room/w.c.

### WET ROOM/W.C.

8'0" x 6'8" [2.44m x 2.05m]

Concealed low flush w.c., ceramic wash basin built into work surface over and shower. UPVC double glazed frosted window to the side, central heating radiator and door leading back to bedroom one.



### BEDROOM ONE

3.93m x 3.59m

UPVC double glazed windows to the side and rear, central heating radiator and door leading to the wet room.



### BEDROOM TWO

12'10" x 8'4" [3.92m x 2.56m]

Central heating radiator and UPVC double glazed window to the rear.



### KITCHEN

9'10" x 11'6" [max] x 11'2" [3.0m x 3.53m [max] x 3.42m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. Single pane wooden window to the front and an opening into the living room.

### LIVING ROOM

3.93m x 4.27m

Central heating radiator, UPVC double glazed window to the rear and UPVC double glazed door leading out to the rear. Electric fireplace with laminate hearth, surround and mantle.



### OUTSIDE

There are communal areas incorporating lawned and patio areas, perfect for outdoor dining and entertaining. A car park with off street parking available.



### PLEASE NOTE

Prospective purchasers should note that the Housing Association will levy administration charges and reserve fund contributions [paid by the seller] on any subsequent sale of the property. Further details are available on request.

### LEASEHOLD

The monthly charges, based on 100% ownership are currently: HB Eligible Service Charge £349.85, HB Non Eligible Service Charge £70.02 and Support Charge £74.29. The monthly total is £494.16. 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 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 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.