Richard Kendall
Estate Agent

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

36 Micklewait Avenue, Crigglestone, Wakefield, WF4 3FX

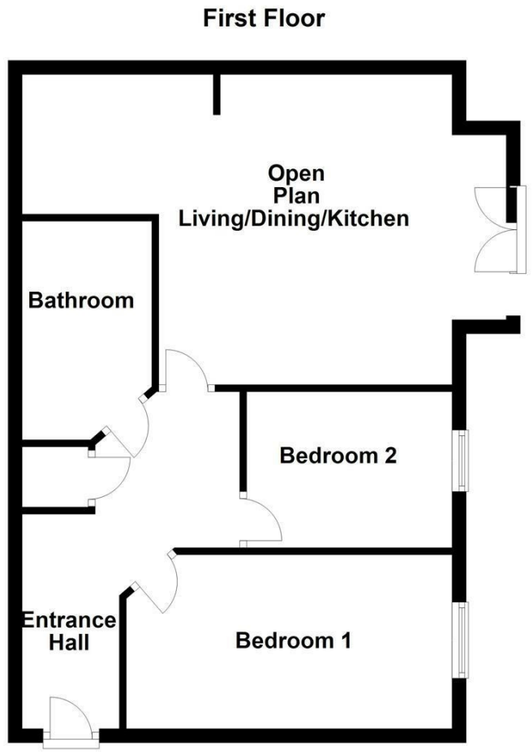
For Sale Leasehold £125,000

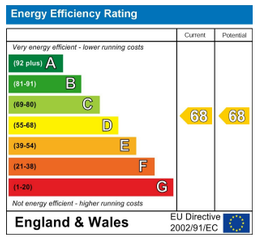
Offered to the market is this well presented two bedroom first floor apartment with tenant in situ, situated within a modern residential development. The property benefits from well proportioned accommodation throughout, electric panel heating and allocated parking for one vehicle.

The accommodation comprises a communal entrance hallway with staircase rising to the first floor. A private entrance door opens into the entrance hall, which leads through to an open plan living, dining and kitchen area, two bedrooms and a modern bathroom. Externally, the development benefits from well maintained communal green areas, along with an allocated parking space for one vehicle.

The property is well placed for local amenities including shops and schools, with bus routes nearby. There is easy access to Asda, Pugneys Country Park and Newmillerdam, along with excellent links to the motorway network, making it ideal for those wishing to commute further afield.

This apartment would make an ideal purchase for a an investor. An internal viewing is highly recommended to fully appreciate the accommodation on offer.





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.

ACCOMMODATION

ENTRANCE HALL

Access to a storage cupboard, the bathroom, bedroom two and the open plan living, dining, and kitchen area. Laminate flooring and benefits from a wall mounted electric heater.

LOUNGE

14'0" x 14'5" (4.28m x 4.41m)

Laminate flooring, a wall mounted electric heater and double glazed French doors providing access to a Juliet balcony.

KITCHEN

8'3" x 9'0" (2.54m x 2.75m)

The kitchen area is fitted with a modern range of wall and base units incorporating a stainless steel sink and drainer, electric hob with extractor hood above, integrated electric oven and grill, and space for a fridge/freezer. There is plumbing for a washing machine, tiled splashbacks and laminate flooring, which continues through the hallway and into the living/dining area and bedrooms.

BEDROOM ONE

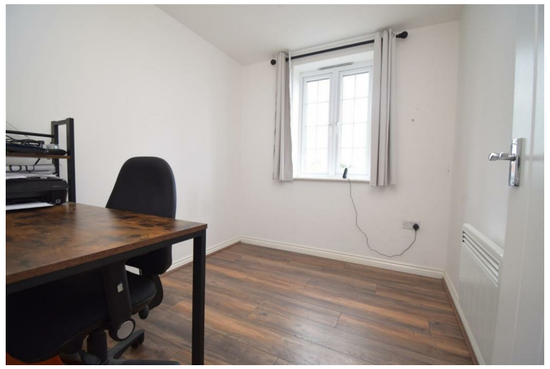
13'10" x 8'2" (4.24m x 2.51m)

Laminate flooring, a double glazed window overlooking the front elevation and a wall mounted electric heater.

BEDROOM TWO

7'5" x 8'6" (2.27m x 2.60m)

Laminate flooring, a double glazed window to the front elevation and a wall mounted electric heater.



BATHROOM/W.C.

The bathroom is fitted with a contemporary three piece white suite comprising panelled bath with mixer shower over, wash hand basin and low flush w.c. Partially tiled walls, an electric heated towel rail and a tiled floor.

OUTSIDE

The development benefits from well maintained communal green areas, along with an allocated parking space for one vehicle.

LEASEHOLD

The service charge is £1,305.47 and ground rent £100 (pa). The remaining term of the lease is 117 years (2026r). A copy of the lease is held on our file at the Wakefield 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 Wakefield 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.