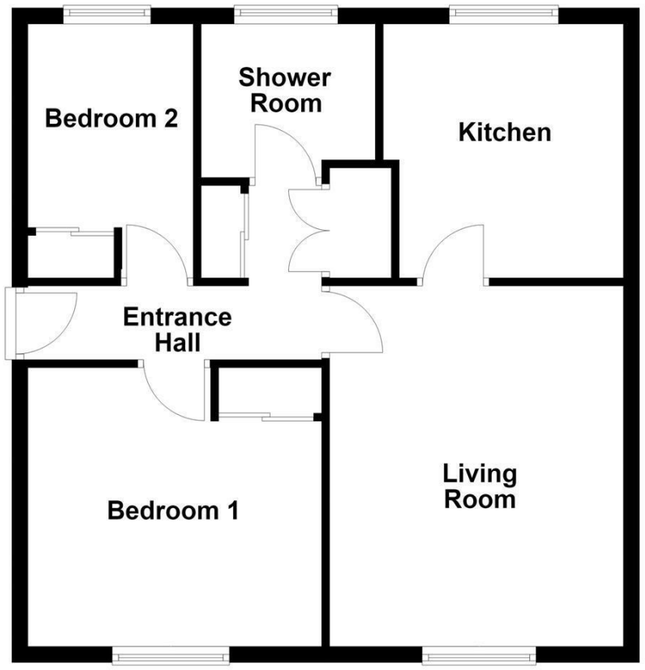
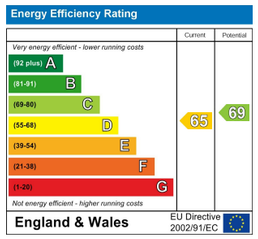
Ground Floor





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.

Richard Kendall Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

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

22 Greenhill Road, Wakefield, WF1 4LU

For Sale Leasehold £95,000

Situated just outside Wakefield city centre and within close proximity to Pinderfields Hospital is this well proportioned two bedroom second floor apartment, offering excellent potential for a degree of modernisation. With two good sized bedrooms, a spacious living room, separate kitchen and shower room, the property represents an ideal opportunity for first time buyers, professional couples or investors alike.

The accommodation briefly comprises an entrance hall accessed from the communal foyer, with loft access and two useful storage cupboards, one of which houses the heating system. Doors lead to two well proportioned bedrooms, both benefitting from fitted wardrobes, together with the shower room and spacious living room, which in turn provides access to the separate kitchen. Externally, residents have access to communal lawned gardens surrounding the development.

The property is conveniently positioned within easy reach of Wakefield city centre and its excellent range of shops, amenities, restaurants and leisure facilities. Regular bus services operate nearby, whilst Wakefield's bus station and two mainline railway stations provide excellent connections, including direct services to Leeds, Manchester and London. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for commuters.

Offering excellent potential for a purchaser to update and personalise to their own tastes, an early viewing is highly recommended to fully appreciate all that this apartment has to offer.

ACCOMMODATION

ENTRANCE HALL
12'1" x 7'1" (3.70m x 2.18m)
Composite front entrance door, intercom system, access to two storage cupboards, loft access and doors leading to two bedrooms, the shower room and living room.

LIVING ROOM
14'11" x 12'0" (4.55m x 3.66m)
UPVC double glazed window to the front, coving to the ceiling, warm air heating system and access to the kitchen.

KITCHEN
10'5" x 9'10" (3.18m x 3.00m)
UPVC double glazed window to the rear, coving to the ceiling and warm air heating system. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with tiled splashbacks. There is space and plumbing for a washing machine, space for a cooker and space for a fridge freezer.

BEDROOM ONE
11'5" x 12'0" (3.48m x 3.67m)
UPVC double glazed window to the front, coving to the ceiling, fitted wardrobe style cupboard and warm air heating system.

BEDROOM TWO
10'5" x 6'10" (3.20m x 2.10m)
UPVC double glazed window to the rear, coving to the ceiling, fitted wardrobe style cupboard and warm air heating system.

SHOWER ROOM/W.C.
6'11" x 6'0" (2.13m x 1.83m)
Frosted UPVC double glazed window to the rear and warm air heating system. Fitted with a low flush W.C., wash basin set within a storage unit with mixer tap and shower cubicle with electric shower attachment and glass shower screen.

OUTSIDE
There are communal lawned gardens surrounding the development.

LEASEHOLD
The service charge is £354.00 (pa) and ground rent £10.00 (pa). The remaining term of the lease is 89 years (2026). 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 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 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.