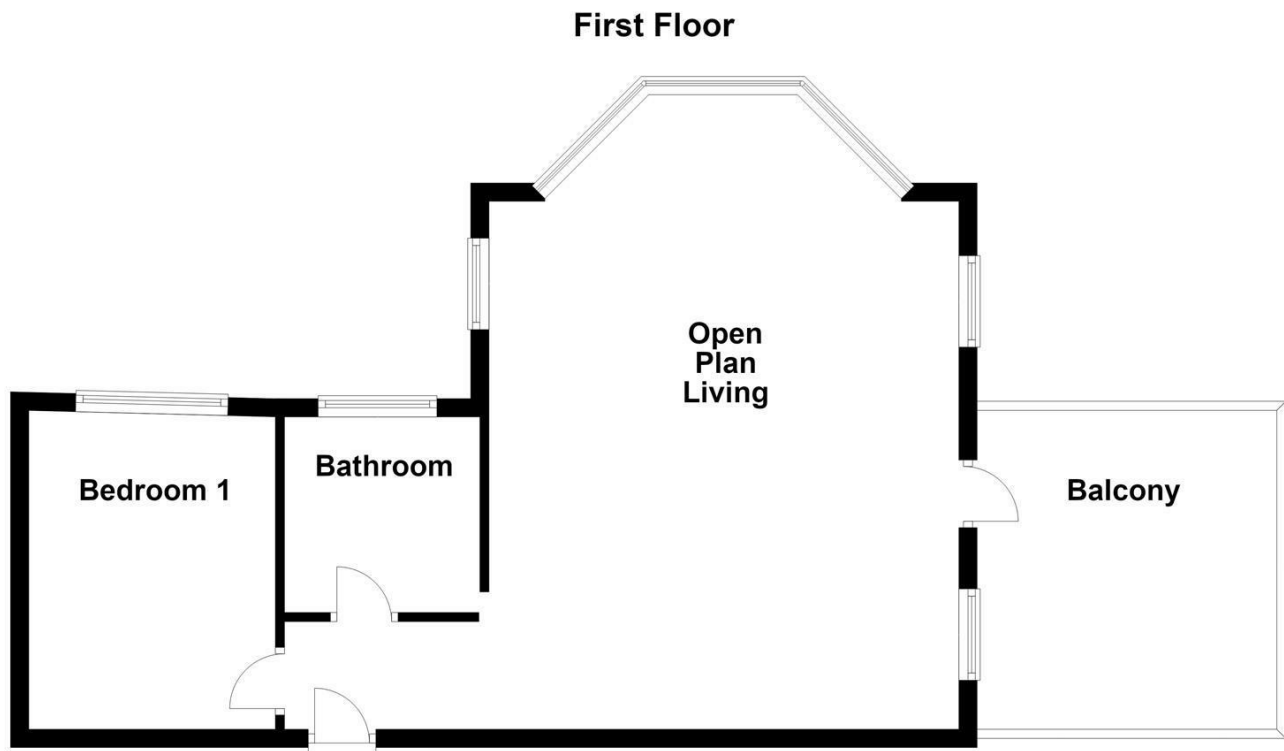


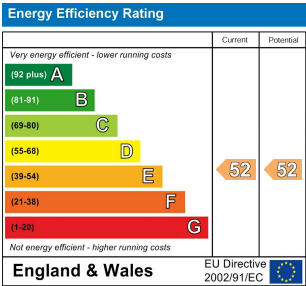


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 9 Henshall, Woodlands Village, Wakefield, WF1 5FF

### For Sale Leasehold £129,000

Perfect for first time buyers, professional couples or investors alike, this stylish one bedroom first floor apartment is ideally positioned close to Wakefield city centre. Offering contemporary, low maintenance living, the property benefits from smart electric heaters which can be conveniently controlled via your mobile phone, along with an allocated parking space, secure door entry and a private balcony, creating an appealing home in a highly convenient location.

The accommodation briefly comprises an impressive open plan living, dining and kitchen space with direct access to the private balcony, together with a generous double bedroom and a modern bathroom. Externally, the development benefits from attractive communal lawns and gardens, while the apartment has its own allocated parking space with CCTV pointing at the parking space.

The property is exceptionally well placed for Wakefield city centre and its excellent range of shops, restaurants and everyday amenities. Both Wakefield Kirkgate and Wakefield Westgate railway stations are within easy reach, providing convenient connections for commuters travelling to Leeds, Manchester, London and beyond.

An early viewing is highly recommended to fully appreciate the style, convenience and low maintenance lifestyle this attractive apartment has to offer.



#### ACCOMMODATION

##### COMMUNAL ENTRANCE

Secure communal entrance into the building with staircase providing access to the first floor.

##### OPEN PLAN LIVING KITCHEN

23'11" x 16'9" [7.30m x 5.13m]

Spacious open plan living and kitchen area with UPVC double glazed bay window overlooking the front elevation, two further UPVC double glazed windows to the side and a frosted UPVC double glazed door opening onto the private balcony. A further frosted UPVC double glazed window provides additional natural light. The kitchen area is fitted with a range of wall and base units with wood effect laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Integrated induction hob and integrated oven, together with space for a fridge freezer. Two electric radiators, television point and internet connection points.



##### BEDROOM

11'5" x 8'10" [3.49m x 2.70m]

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



##### BATHROOM/W.C.

7'3" x 5'2" [2.21m x 1.60m]

Frosted UPVC double glazed window overlooking the front elevation and fitted with a three piece suite comprising panelled bath with wall mounted shower over, wash hand basin with tiled splashback and low flush W.C. Chrome ladder style radiator and extractor fan to the ceiling.



##### OUTSIDE

The property benefits from communal lawns and gardens, together with permit parking and one allocated parking space for the apartment, which has CCTV that overlooks the parking space.

##### PLEASE NOTE

Please Note: The furniture within the property may be available to purchase at an additional cost, subject to separate private negotiation.

##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"From the moment I redesigned this flat, it became a place I was proud to call home. I have completely transformed it and truly made it feel like home. The combination of a thoughtfully renovated interior, friendly neighbours, and peaceful green surroundings has made living here an absolute pleasure. Leaving won't be easy, but I look forward to passing this beautiful home on to someone new, giving them the opportunity to begin their own wonderful chapter here."

##### LEASEHOLD

The service charge is £1,020 [pa] and ground rent £150 [pa]. The remaining term of the lease is 122 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.