Richard Kendall
Estate Agent

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Flat 3 Yew Tree Mews, Bradford Road, Tingley, Wakefield, WF3 1NL

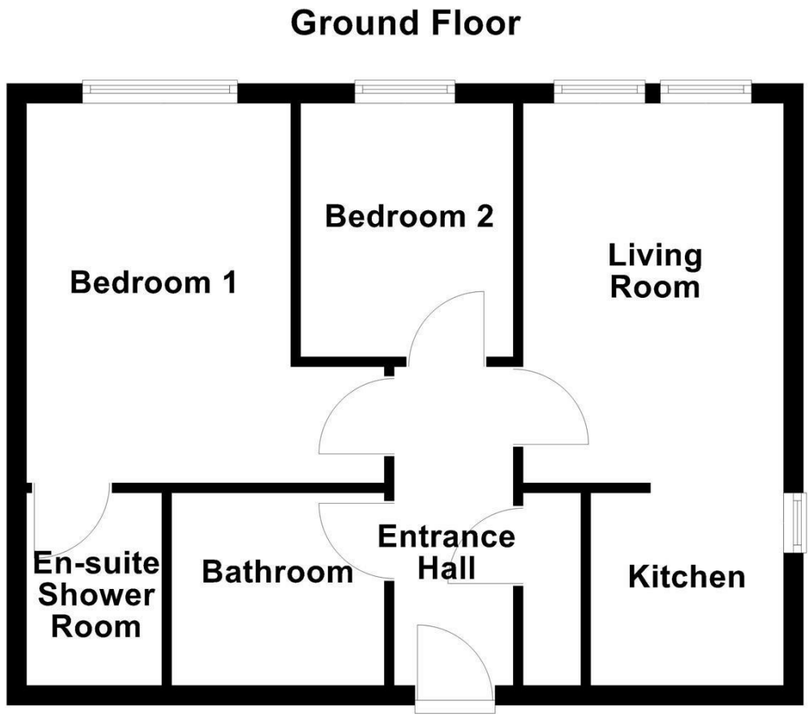
For Sale Leasehold Guide Price £100,000 - £110,000

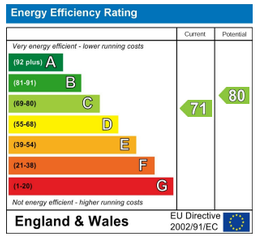
A fantastic opportunity to purchase this two bedroom ground floor apartment benefitting from spacious living room and en suite to the main bedroom.

With UPVC double glazing and electric heating, the property briefly comprises of the entrance hall, bathroom, two bedrooms (main with en suite), living room and kitchen. Outside there is a communal car park to the front with an allocated parking space for the property and communal gardens to the rear.

The property is ideally located for all local shops and amenities whilst being a short drive away from Wakefield and Leeds. The motorway network is close by for those looking to commute further afield.

Ideal for the first time buyer, couple, those looking to downsize or the investor. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





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.

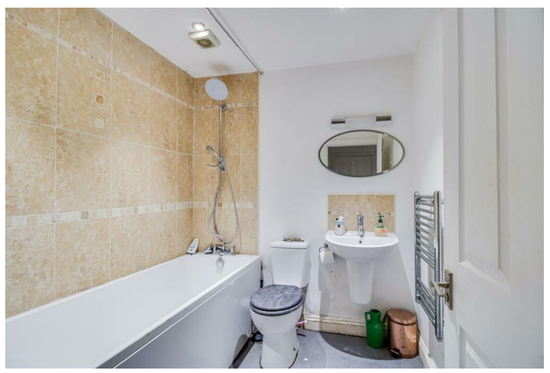
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
10'7" x 4'0" (3.23m x 1.22m)
Timber front entrance door, wall mounted electric heater, doors to an airing cupboard, bathroom living room and two bedrooms.

BATHROOM/W.C.
6'11" x 6'7" (2.11m x 2.01m)
Three piece suite comprising panelled bath with shower attachment, low flush w.c. and wall hung wash basin. Chrome ladder style radiator, extractor fan and inset spotlights.



BEDROOM ONE
11'10" (max) x 8'9" (min) x 12'5" (3.62m (max) x 2.69m (min) x 3.80m)
UPVC double glazed window overlooking the front elevation, wall mounted electric heater and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'5" x 4'5" (1.97m x 1.37m)
Three piece suite comprising corner shower cubicle with mixer shower, low flush w.c. and wash basin with mixer tap. Inset spotlights, extractor fan and wall mounted fan heater.

BEDROOM TWO
8'5" x 6'11" (2.59m x 2.13m)
UPVC double glazed window overlooking the front elevation and wall mounted electric heater.

LIVING ROOM
8'7" x 12'7" (2.64m x 3.84m)
Two UPVC double glazed windows overlooking the front aspect, wall mounted electric heater and an archway leading into the kitchen.

KITCHEN
6'5" x 6'3" (1.97m x 1.93m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring ceramic hobs and cooker hood. Space for an under counter fridge/freezer, plumbing for a washing machine, UPVC double glazed window to the side aspect and inset spotlights.

OUTSIDE
To the front is a communal car park providing an allocated parking space for the property. To the rear is a lawned communal garden.

LEASEHOLD
The service charge is £850 (pa) and ground rent £150 (pa). The remaining term of the lease is 105 years (2025). 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.