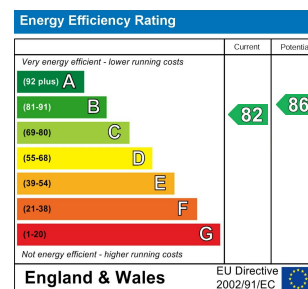
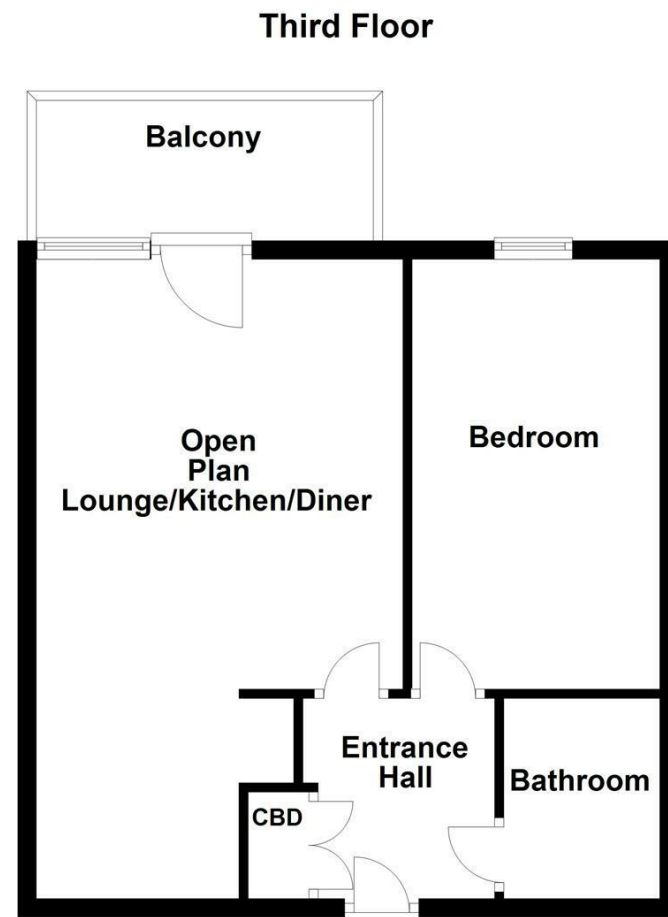




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**304 Hebble Wharf, Navigation Walk, Wakefield, WF1 5RD**

**For Sale Leasehold Starting Bid £80,000**

For sale by Modern Method of Auction; Starting Bid Price £80,000 plus reservation fee. Subject to an undisclosed reserve price.

Located on Navigation Walk, next to the new Tileyard North development and superbly appointed is this one bedroom third floor apartment with allocated parking, balcony overlooking the water and close proximity to the centre of Wakefield.

The property briefly comprises of the entrance hall with access to the bedroom, bathroom/w.c., storage cupboard and the open plan lounge/kitchen/diner with a balcony overlooking the water. The property benefits from an allocated parking space.

Situated in Hebble Wharf, the property is ideally located for Wakefield city centre with all the shops and amenities Wakefield has to offer, as well only being a short distance away from both Wakefield Westgate and Wakefield Kirkgate train stations for those travelling further afield.

Simply a fantastic home for a first time buyer or professional couple and only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**





## ACCOMMODATION

### ENTRANCE HALL

6'2" x 6'9" [max] x 6'3" [min] [1.89m x 2.07m [max] x 1.92m [min]]

Providing access into the open plan lounge/kitchen/diner, bedroom, bathroom and storage cupboard with space and plumbing for a washing machine.

### BEDROOM

15'2" x 8'9" [4.63m x 2.69m]

UPVC double glazed window to the side with fitted colour coordinated blinds and contemporary light grey electric heater.



### BATHROOM

7'1" x 5'5" [2.18m x 1.67m]

Half tiled, LED ceiling spotlights, extractor fan, chrome ladder style radiator, concealed low flush w.c., wall mounted wash basin with mixer tap and bath with mixer tap and shower head attachment.



### OPEN PLAN LOUNGE/KITCHEN/DINER

13'0" x 22'9" [max] x 15'2" [min] [3.97m x 6.94m [max] x 4.63m [min]]

UPVC double glazed window and door leading out to the balcony with fitted colour coordinated blinds, contemporary light grey electric heater, LVT flooring,

a range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with swan neck tap, integrated oven with four ring electric hob, extractor hood above and colour coordinated splash backs. Breakfast bar with laminate work surface over and base units underneath, integrated dishwasher and integrated fridge freezer.



### BALCONY

8'9" x 5'4" [2.69m x 1.63m]

Decked balcony with glass surround looking out to the water.



### OUTSIDE

There is an allocated parking space for the property.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the

property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### LEASEHOLD

The service charge is £484.45 [every 3 months] and ground rent £100 [every 6 months]. The remaining term of the lease is 111 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 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.