Richard Kendall
Estate Agent

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Apartment 2 Thornesgate Court Thornesgate Drive, Wakefield, WF2 8FX

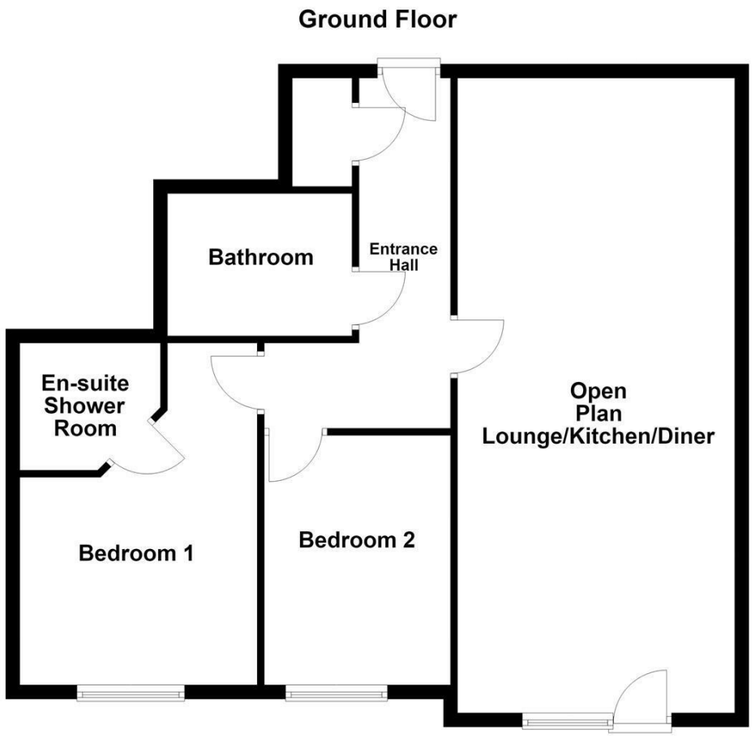
For Sale Leasehold £195,000

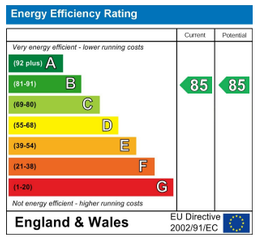
Nestled within a sought after modern development in Wakefield is this superbly presented two bedroom ground floor apartment. Offering stylish and well proportioned accommodation throughout, the property benefits from two good sized bedrooms, en suite facilities to the principal bedroom and an impressive open plan living, kitchen and dining space with access to a private terrace overlooking the communal grounds.

The accommodation briefly comprises an entrance hall accessed from the communal foyer, with a useful storage cupboard and doors leading to the open plan living, kitchen and dining area, two well proportioned bedrooms and the main bathroom. The principal bedroom further benefits from its own en suite shower room. A particular feature of the apartment is the private terrace, which enjoys a pleasant outlook over the landscaped communal grounds and provides an ideal space for outdoor seating and relaxation. Externally, the property also benefits from an allocated parking space for one vehicle within a secure gated car park.

Wakefield is an excellent location for first time buyers, professional couples and those looking to downsize, with a wide range of shops, schools and everyday amenities within easy reach. Wakefield city centre offers further shopping, leisure and dining facilities, together with railway links to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly attractive to commuters.

Set within this highly regarded development, an early viewing is highly recommended to fully appreciate all that this impressive apartment has to 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
Accessed through the foyer, with central heating radiator, useful storage cupboard and doors providing access to the open plan lounge kitchen diner, bathroom and two bedrooms.

BATHROOM/W.C.
8'7" x 6'6" (2.62m x 2.00m)
Extractor fan, spotlights to the ceiling and chrome ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, together with a bath with mixer tap, shower attachment and glass shower screen.

BEDROOM ONE
16'2" x 11'1" (4.95m x 3.40m)
Anthracite UPVC double glazed windows to the front, central heating radiator, access to the en suite shower room and fitted wardrobes with sliding mirrored doors.

EN SUITE SHOWER ROOM/W.C.
5'10" x 5'7" (1.80m x 1.72m)
Extractor fan, spotlights to the ceiling and chrome ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains fed shower, overhead shower head, shower attachment and glass shower screen. Part tiled walls and shaver socket.

BEDROOM TWO
11'8" x 9'1" (3.57m x 2.78m)
Anthracite UPVC double glazed window to the front and central heating radiator.

OPEN PLAN LOUNGE KITCHEN DINER
12'11" x 29'10" (3.95m x 9.10m)
Fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over, together with a central island incorporating further gloss fronted base units, laminate work surface and breakfast bar seating. Stainless steel 1.5 sink and drainer with mixer tap, partial gloss splashback, four ring induction hob with stainless steel extractor hood above, integrated oven and microwave, integrated fridge freezer, integrated dishwasher and integrated washing machine. Anthracite UPVC double glazed window to the front and anthracite UPVC double glazed door providing access to the balcony. Two central heating radiators and spotlights to the ceiling.

BALCONY
4'3" x 8'6" (1.31m x 2.60m)
Enclosed by metal railings with glass balustrading and finished with stone paved flooring.

OUTSIDE
The property benefits from one allocated off road parking space within a gated car park, together with surrounding communal areas.

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.

LEASEHOLD
The service charge is £200.42 (per calendar month) and the ground rent £10.00 (pa). The remaining term of the lease is 245 years (2026). A copy of the lease is held on our file at the Wakefield office.