

FOR SALE



Kensington Court, 13 Kensington Road

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £175,000

MARTIN&CO



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- LUXURY DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- ONE ALLOCATED PARKING SPACE
- NEUTRAL DECOR THROUGHOUT
- TRADITIONAL PERIOD FEATURES, BAY WINDOW, HIGH CEILINGS

Martin & Co - Wakefield are delighted to offer to the sales market this wonderful Period Duplex Apartment having two double bedrooms and two bathrooms set over two floors and situated in the much sought after and highly regarded St Johns area of Wakefield. Benefitting from many appealing period features, high ceilings, bay windows, deep skirting boards, picture rails, neutral decor throughout, modern fitted Kitchen/Diner and allocated parking space to the rear along with enclosed neat communal gardens. Early viewing strongly advised to avoid disappointment. No onward chain.

COMMUNAL ENTRANCE HALL Communal entrance door into communal entrance hallway and turned staircase up to the first floor.

ENTRANCE HALL Leading to lounge, dining/kitchen, main bedroom and bathroom/wc, wood effect flooring, intercom entry telephone.

LOUNGE 16' 2" x 13' 7" (4.93m x 4.14m) Having a feature fire surround with compound marble back and hearth, picture rail, coricing, deep skirting boards, central heating radiator, two PVCu double glazed sash windows, three wall light points, stairs leading down to the ground floor lobby. Positioned to the front.

KITCHEN/DINER 17' 4" x 7' 9" (5.28m x 2.36m) Ample range of modern re fitted wall, base units and drawers with medium grey high gloss fascia doors and contrasting counter tops with inset single bowl, single drainer, stainless steel sink unit and mixer tap, four ring Lamona electric hob and built under oven with stainless steel extractor over, integrated fridge, plumbing and space for washing machine, central heating radiator, wood effect flooring, coving to ceiling, PVCu double glazed sash window, positioned to the side.





BEDROOM ONE 10' 5" into bay x 12' 7" (3.18m x 3.84m) Central heating radiator, PVCu double glazed bay window with three sash windows, coving to ceiling, picture rail, deep skirting boards, positioned to the front.

FAMILY BATHROOM/WC 5' 4" x 9' 3" to maximum point (1.63m x 2.82m) Combined modern three piece white suite comprising of a rectangular panelled bath with mains shower over and glass side screen, vanity sink unit with storage cupboard below and LED vanity mirror above, low flush wc with concealed cistern, wood effect flooring, central heating radiator, PVCu double glazed obscure sash window, coving to the ceiling, positioned to the front.

GROUND FLOOR LOBBY Leading to bedroom 2 and shower room/wc. Central heating radiator.

BEDROOM TWO 9' 8" x 13' 5" (2.95m x 4.09m) Central heating radiator, picture rail, large PVCu double glazed window with three sash windows, door to walk in storage room 14' 3" x 3' 1" housing the Worcester gas

central heating combination boiler and having wood effect flooring, lighting, PVCu double glazed obscure window and a central heating radiator.

SHOWER ROOM Combined two piece suite comprising of a shower cubicle with mains shower and a floating vanity sink with soft closing storage drawer under, chrome ladder style towel radiator, tiled flooring and part tiled to the walls.

OUTSIDE Set in enclosed communal gardens. Off street parking to the rear and on street permit parking to the front.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or



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Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.