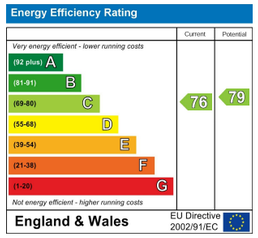


Total area: approx. 82.2 sq. metres



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.

Richard Kendall Estate Agent

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



3 Birch Apartments Chaloner Grove, Wakefield, WF1 4ST

For Sale Leasehold £140,000

Providing deceptively spacious accommodation is this well appointed ground floor apartment with two bedrooms, the main bedroom with en suite facilities. Boasting modern open plan living space, allocated parking space, UPVC double glazing and central heating.

The accommodation briefly comprises communal entrance lobby with intercom access and door leading into the apartment. Entrance hall, spacious open plan kitchen/dining/living space, main bedroom with en suite shower room/w.c. and second bedroom served by the bathroom/w.c. Outside, the property has one allocated parking space.

The property is well placed for access to a range of amenities including local shops, schools, bus routes, Pinderfields Hospital and excellent access to the motorway network for those wishing to commute further afield.

An ideal opportunity for the first time buyer, professional couple looking or indeed the investors and an early viewing is recommended.



ACCOMMODATION

ENTRANCE HALL

A silver composite front entrance door leads into the entrance hall, which has a central heating radiator and five doors providing access to two bedrooms, a storage cupboard, the house bathroom and the open plan kitchen living diner.

OPEN PLAN KITCHEN LIVING DINER

22'6" x 16'10" (max) x 15'6" (min) (6.88m x 5.14m (max) x 4.73m (min))

A superb open plan living space with two UPVC double glazed windows to the front and side aspects. The kitchen area is fitted with a range of wall and base units with laminate work surfaces over, incorporating an integrated oven and grill, four ring gas hob with tiled splashback and cooker hood over. There are display cabinets with glass shelving, a one and a half stainless steel single drainer sink with mixer tap, integrated washing machine and space for a large freestanding fridge freezer. The kitchen area benefits from laminate flooring, downlights built into the wall units and inset spotlights. The living area features an acoustic panelled feature wall with two wall lights and two central heating radiators.



BEDROOM ONE

15'5" x 8'3" (4.72m x 2.53m)

Featuring a UPVC double glazed window to the front aspect, central heating radiator, door providing access to the en suite shower room and a range of fitted wardrobes arranged in an L-shape, together with a large walk-in area.



EN SUITE SHOWER ROOM

3'10" x 9'10" (1.19m x 3.01m)

Fitted with a three piece suite comprising low flush WC, pedestal wash basin with chrome waterfall mixer tap and a large shower cubicle with five folding glass doors and mixer shower. The room benefits from fully tiled walls within the shower area, vanity mirror with built-in LED lighting, extractor fan and central heating radiator.



BEDROOM TWO

9'11" x 7'9" (3.03m x 2.38m)

Featuring a UPVC double glazed window to the front aspect, central heating radiator and fitted wardrobes in the corner.



BATHROOM

7'8" x 6'5" (2.34m x 1.97m)

Fitted with a three piece suite comprising panelled bath with bath taps and separate mixer shower over with shower curtain, low flush WC and pedestal wash basin with mixer tap. There is also a chrome heated towel rail, extractor fan, ceiling lighting and a cupboard door providing access to a useful storage cupboard.



OUTSIDE

The property benefits from an allocated parking space within a secure car park to the rear. There are also landscaped communal gardens surrounding the development.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We have really enjoyed the spacious open-plan living area and the convenience of the apartment being on the ground floor. The allocated parking space within the secure car park has been particularly useful, and the location provides convenient access to Pinderfields Hospital, Wakefield city centre and the motorway network. The development is well maintained, with landscaped communal areas and an on-site caretaker."

LEASEHOLD

The service charge is £561.25 (Per Quarter) and ground rent £301.60 (Per Annum). The remaining term of the lease is 977 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.