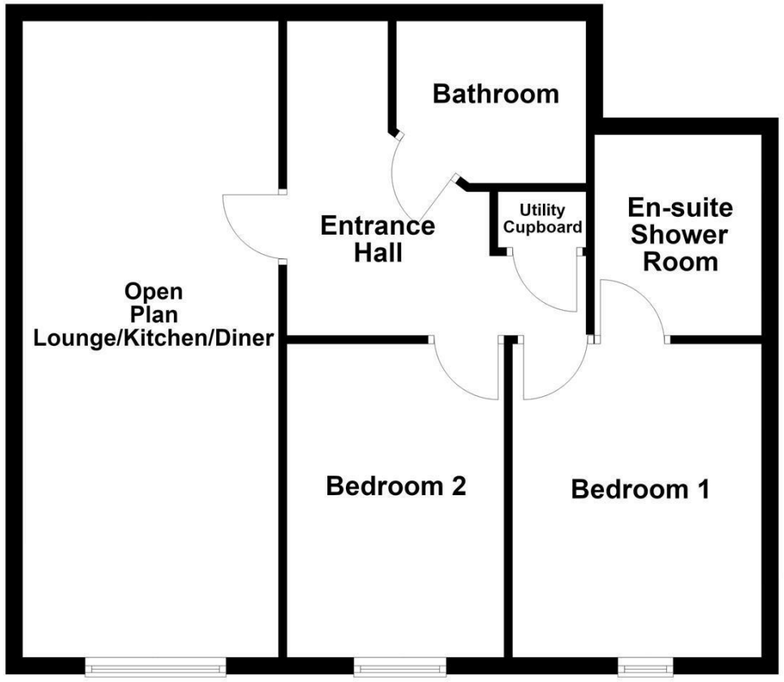
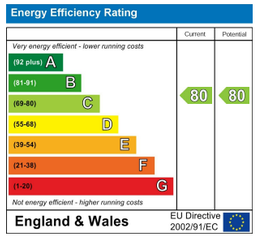
Ground Floor





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.

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arla | propertymark PROTECTED
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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

16 Mulberry House Burgage Square, Wakefield, WF1 2SE

For Sale Leasehold £120,000

Situated in the heart of Wakefield city centre is this well presented two bedroom second floor apartment, offering spacious and well proportioned accommodation throughout. Benefitting from two good sized bedrooms, one with en suite shower facilities, a contemporary open plan living kitchen dining space and allocated off road parking, this appealing property is certainly not one to be missed.

The accommodation briefly comprises a welcoming entrance hall with doors leading to the open plan living kitchen dining area, bedroom one with en suite shower room, bedroom two and the house bathroom. There is also a useful utility/storage cupboard providing additional practical space. Externally, the property benefits from allocated off road parking for one vehicle.

The apartment is ideally positioned within Wakefield city centre, placing a wide range of shops, amenities, schools, bars and well regarded public houses within easy reach. Excellent transport links are also close at hand, with Wakefield bus station and both railway stations providing convenient connections to major cities including Leeds, Manchester and London. For those travelling further afield, the M1 and M62 motorway networks are also within easy reach.

This attractive apartment would make an ideal purchase for a range of buyers, including first time buyers, professional couples and investors seeking a conveniently located property. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
12'1" x 12'2" (max) x 2'11" (min) (3.70m x 3.73m (max) x 0.90m (min))
Entrance door accessed from the communal apartment foyer leading into the entrance hall. Spotlights to the ceiling, access to a useful utility/storage cupboard and doors providing access to the open plan living kitchen dining space, bedroom one, bedroom two and the house bathroom.

UTILITY/STORAGE CUPBOARD
2'2" x 3'10" (0.68m x 1.17m)
Useful storage space positioned off the entrance hall.

BEDROOM ONE
12'2" x 9'8" (max) x 8'7" (min) (3.72m x 2.95m (max) x 2.62m (min))
Anthracite aluminium framed double glazed window overlooking the front elevation, central heating radiator and access to the en suite shower room.

EN SUITE SHOWER ROOM
5'2" x 7'9" (1.58m x 2.37m)
Spotlights to the ceiling and chrome ladder style heated towel radiator. Fitted with a concealed cistern low flush W.C., wall mounted wash basin with mixer tap, shaver point and shower enclosure with shower attachment and glazed shower screen. Fully tiled throughout.

BEDROOM TWO
12'5" x 8'5" (max) x 7'4" (min) (3.80m x 2.58m (max) x 2.25m (min))
Anthracite aluminium framed double glazed window overlooking the front elevation and central heating radiator.

HOUSE BATHROOM
5'6" x 7'4" (max) x 3'11" (min) (1.68m x 2.25m (max) x 1.20m (min))
Spotlights to the ceiling and chrome heated towel radiator.

Fitted with a concealed cistern low flush W.C., wall mounted wash basin with mixer tap and shaver point, together with a panelled bath with mixer tap, shower attachment and glazed shower screen.

Fully tiled throughout.

OPEN PLAN LIVING KITCHEN DINING SPACE
10'0" x 24'5" (3.05m x 7.45m)
Anthracite aluminium framed double glazed window overlooking the front elevation and central heating radiator. The kitchen is fitted with a modern range of wall and base units with resin work surfaces over, incorporating an inset stainless steel sink with mixer tap and stainless steel splashback. Four ring Zanussi electric hob, integrated Zanussi oven, integrated fridge freezer and integrated dishwasher.

OUTSIDE
Allocated off road parking for one vehicle.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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 £3,000 (pa) and ground rent £ 250 (pa). The remaining term of the lease is 234 years (2026). A copy of the lease is held on our file at the Wakefield office.