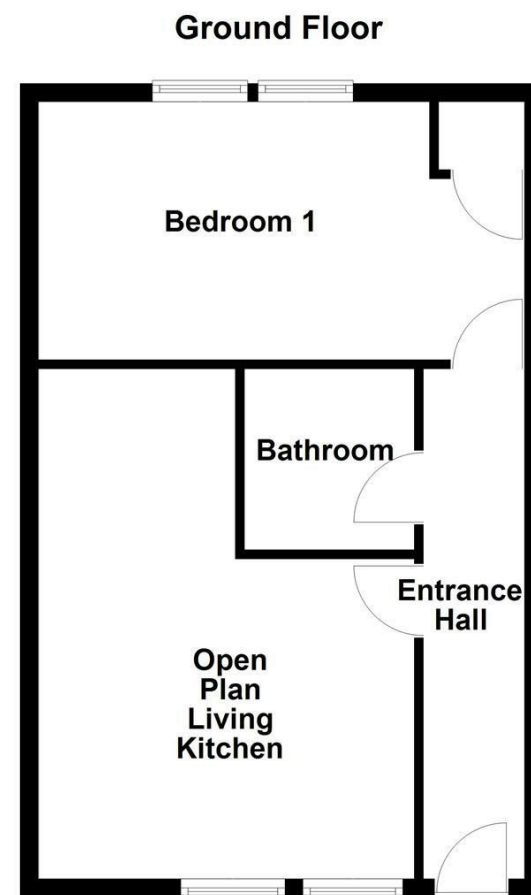


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



Flat 2 Yew Tree Mews, Bradford Road, Tingley, Wakefield, WF3 1NL

For Sale Leasehold Guide Price £90,000 - £100,000

A fantastic opportunity to purchase this one bedroom ground floor apartment benefitting from allocating parking and modern open plan living kitchen area.

With UPVC double glazing and electric heating, the property briefly comprises of the entrance hall, open plan living kitchen, three piece bathroom and bedroom. Outside there is a communal car park to the front with an allocated parking space for the property and communal gardens to the rear.

The property is ideally located for all local shops and amenities whilst being a short drive away from Wakefield and Leeds. The motorway network is close by for those looking to commute further afield.

Ideal for the first time buyer, couple, those looking to downsize or the investor. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

18'4" x 3'7" [5.59m x 1.11m]

Composite front entrance door, wall mounted electric heaters and doors to the open plan living kitchen, bathroom and bedroom.

OPEN PLAN LIVING KITCHEN

13'6" [max] x 11'5" [min] x 18'4" [4.12m [max] x 3.49m [min] x 5.61m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space for a fridge/freezer, integrated oven and grill with four ring ceramic hobs and cooker hood. Plumbing for a washing machine, inset spotlights, wall mounted electric heater and two UPVC double glazed windows overlooking the front aspect.



BATHROOM

6'0" x 6'5" [1.84m x 1.96m]

Three piece suite comprising P-shaped panelled bath with jacuzzi style jets, centralised mixer tap and mixer shower over, low flush w.c. and pedestal wash basin with mixer tap. Chrome ladder style radiator, wall mounted electric heater and inset spotlights.



BEDROOM

9'3" x 17'6" [max] x 14'0" [min] [2.84m x 5.34m [max] x 4.28m [min]]

Wall mounted electric heater, two UPVC double glazed windows overlooking the rear aspect and door to the airing cupboard.



OUTSIDE

To the front is a communal car park providing an allocated parking space for the property. To the rear is a lawned communal garden.



LEASEHOLD

The service charge is £500 [pa] and ground rent £150 [pa]. The remaining term of the lease is 105 years [2025]. 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 A.

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.