



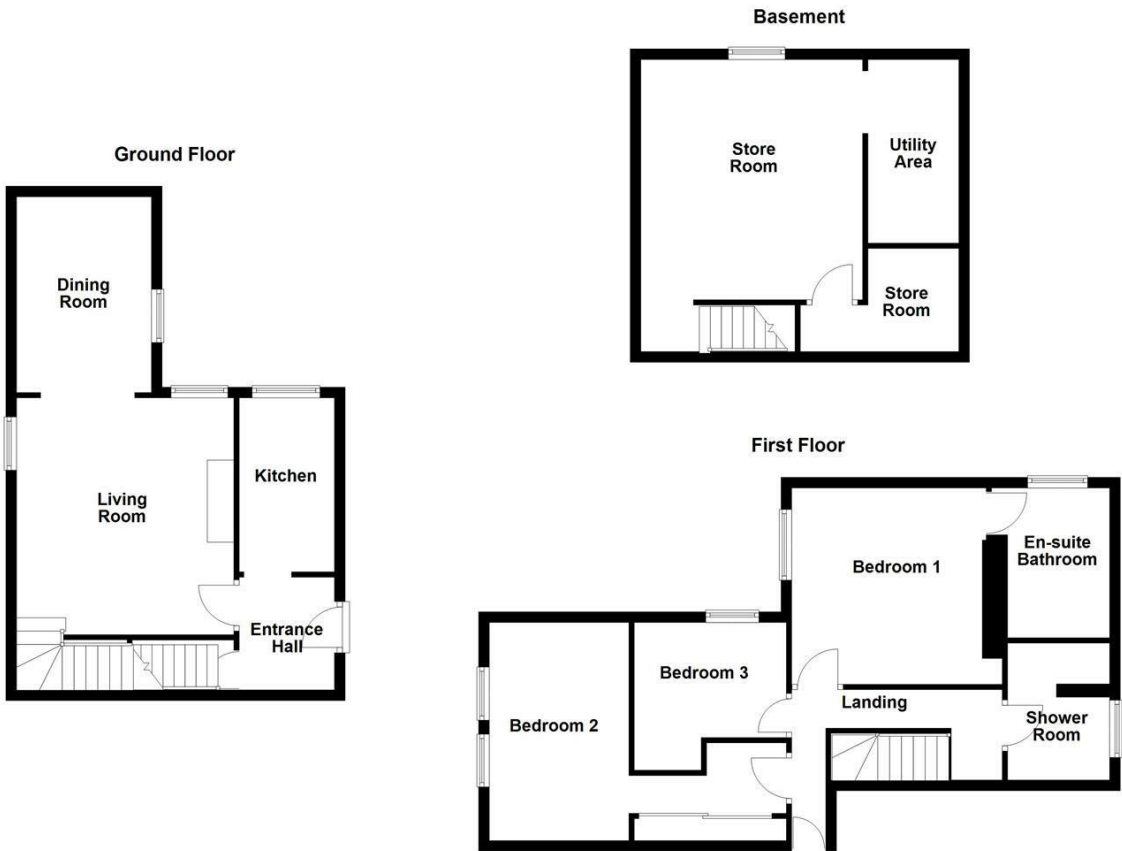
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

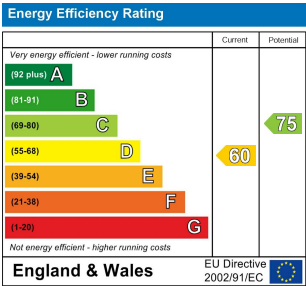


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Flat 3, Kensington Court 13, Kensington Road, Wakefield, WF1 3JX

For Sale Leasehold - Share of Freehold Offers Over £260,000

This superbly appointed period apartment comprises 968 square feet of living accommodation, across two floors with the valuable addition of a good-sized basement. Offering plenty of character ideal for those seeking a spacious period home in the centre of St John's.

The current owners have sympathetically improved the property to highlight the period features and high ceilings with a modern twist. The recently installed double glazed sliding sash windows flood the property with light to create a welcoming home with views over the well-maintained gardens.

The property benefits from its own private entrance door leading to an inviting entrance hallway with built in storage. The hallway leads to a recently installed and well-appointed kitchen and the living room with a wood-burning stove and feature tiled hearth with a separate dining room on the ground floor. Stairs from the entrance hall lead down to the basement which is split into three separate rooms including a utility area, offering ample storage rarely found in an apartment. From the living room there are stairs to the first-floor landing, which in turn leads to three well-proportioned bedrooms offering views over the gardens. There are two large double bedrooms, with bedroom one benefitting from a spacious en-suite bathroom, while bedroom three is ideal for a home office or nursery. In addition, there is a further modern shower room/W.C. on the first floor.

Outside to the rear there is a beautifully maintained shared lawned garden and a private gravelled dining area used by this property. To the front of the property there is ample on-street permit parking and an off-street allocated parking space to the rear.

The property is well placed to local amenities and is located within easy walking distance of Wakefield city centre and Wakefield Westgate train station and a short drive from J41 of the M1. Located close to excellent local schools and a stone's throw from QEGS and WGHS. This property offers spacious accommodation suiting professionals, downsizers or growing families alike.



ACCOMMODATION

ENTRANCE HALL

Main entrance door into entrance hall, UPVC double glazed entrance door with individually designed stained UPVC triple glazed window above. Bespoke fitted pantry storage cupboard, picture rail, feature light fitting and central heating radiator.

KITCHEN

5'11" x 10'10" [1.82m x 3.32m]
UPVC double glazed sash window to west, cast iron central heating radiator and bespoke fitted café-style window shutter. A range of bespoke shaker style wall and base units with quartz worksurface, an inset stainless steel sink and pull-out hose tap. Integrated slimline dishwasher, integrated oven and grill, four ring electric hob with extractor hood above and integrated fridge.

LIVING ROOM

14'9" x 13'3" [4.51m x 4.04m]
UPVC double glazed sash window to south and west, fitted alcove shelving, picture rail, ceiling rose and feature chandelier, solid oak flooring, central heating radiator and stairs to first floor landing. Feature wood burner with tiled hearth.



DINING ROOM

10'11" x 6'8" [3.34m x 2.05m]
UPVC double glazed sash window to north, solid oak flooring, picture rail and modern central heating radiator.

BASEMENT

15'0" x 13'6" [4.58m x 4.13m]
Steps leading down to basement. UPVC double glazed window, tumble dryer, light and power within, door off to utility area and door to second store room.

UTILITY ROOM

11'0" x 5'11" [3.36m x 1.82m]
Plumbing for washing machine, boiler is housed here. Light and power within.

STORAGE ROOM

STAIRS TO FIRST FLOOR LANDING

Doors to bathroom, three bedrooms and communal hallway. 100% wool carpet runner and solid wood flooring.

BEDROOM ONE

12'2" x 13'5" [max] x 11'10" [min] [3.72m x 4.10m [max] x 3.61m [min]]
UPVC double glazed sash window to south, cast iron radiator, alcove shelving, picture rail, ceiling coving and 100% wool carpet. Door to en-suite bathroom.



EN SUITE BATHROOM

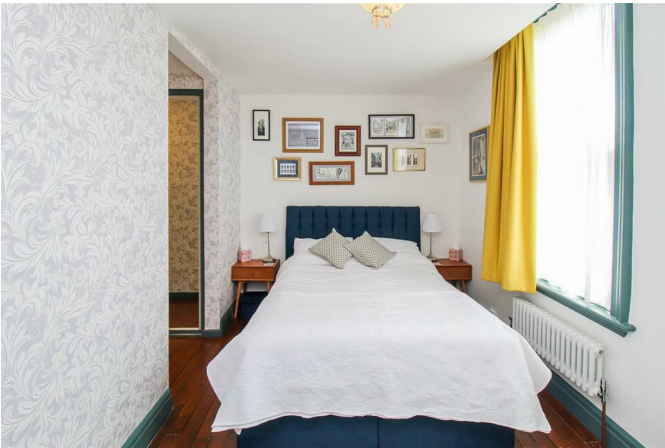
8'8" x 7'7" [max] x 6'0" [min] [2.66m x 2.32m [max] x 1.83m [min]]
Frosted UPVC double glazed sash window to west, fully tiled walls, contemporary portrait radiator. Wash basin on wooden vanity unit, low flush W.C. and large sunken tiled bath.

DRESSING AREA

8'5" x 5'6" [max] x 3'4" [min] [2.59m x 1.70m [max] x 1.04m [min]]
Opening out to bedroom two. Fitted wardrobes with sliding mirror doors to one side, spotlight to the ceiling and solid wood flooring.

BEDROOM TWO

15'1" x 8'5" [4.62m x 2.58m]
Two UPVC double glazed sash windows to south, two modern cast iron central heating radiators and solid wood flooring.



BEDROOM THREE

8'5" x 8'7" [max] x 8'11" [min] [2.57m x 2.62m [max] x 2.72m [min]]
UPVC double glazed sash window to west, central heating radiator.

MAIN BATHROOM

6'0" x 9'2" [max] [1.85m x 2.81m [max]]
UPVC double glazed frosted sash window to north, fully tiled walls and floor, heated towel radiator. Low flush W.C., wash basin with vanity drawers below, walk in shower with rainfall shower and separate attachment.



OUTSIDE

To the rear of the property, accessed off a quiet back road, there is allocated off-street parking for one vehicle. To the front of the property there is ample on-street permit parking. Residents can enjoy the well maintained shared lawned garden with seating area along with a private gravelled area for outdoor dining. The shared garden is maintained by a gardener which is covered by the monthly service charge as well as general building maintenance and upkeep.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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.