Richard Kendall
Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

32 Dunbar Street, Wakefield, WF1 5EG

For Sale Leasehold £39,950

Having been recently decorated throughout and benefitting from newly fitted flooring is this well appointed one bedroom first floor apartment. Offering bright and well proportioned accommodation, the property also benefits from UPVC double glazing and electric wall mounted panel heating, making it an ideal choice for first time buyers, investors, couples or those looking to downsize.

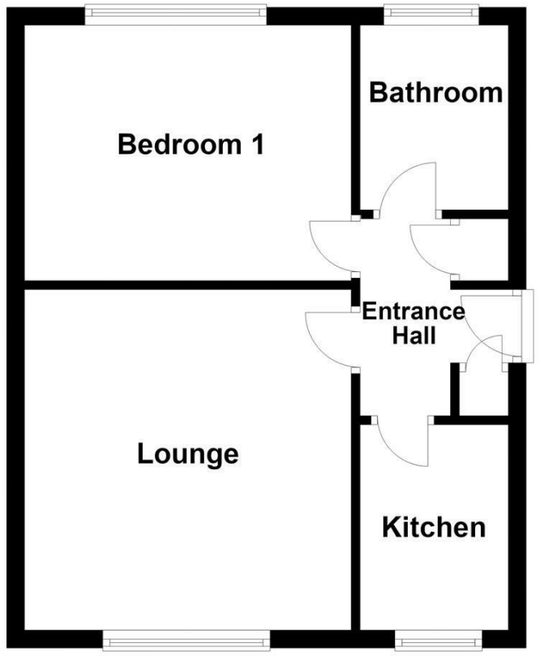
The accommodation briefly comprises a welcoming entrance hall, modern fitted kitchen, spacious living room, well proportioned double bedroom and bathroom. Externally, the property benefits from communal gardens to the front.

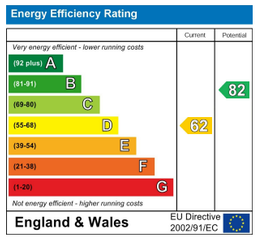
Situated in a popular and convenient location, the property is within easy reach of a range of local amenities including shops, schools and medical facilities. Regular bus services operate nearby, while Sandal & Agbrigg railway station and the wider amenities of Wakefield city centre are also within easy reach.

Offered for sale with no onward chain and vacant possession, this attractive apartment presents an excellent opportunity for a range of buyers. An early viewing is highly recommended to fully appreciate all that the property has to offer.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK

First 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.

ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the entrance hall. Carpeted flooring, telephone intercom system and doors providing access to the airing cupboard, useful storage cupboard, lounge diner, bedroom, bathroom and kitchen.

KITCHEN
5'10" x 7'5" (1.80m x 2.27m)
Fitted with a modern range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space for an undercounter fridge and space and plumbing for a washing machine. Tiled splashbacks, tile effect flooring and two UPVC double glazed windows overlooking the front elevation.

LOUNGE DINER
12'5" x 13'0" (3.81m x 3.97m)
Newly fitted carpet, wall mounted electric heater and UPVC double glazed window overlooking the front elevation.

BEDROOM
9'11" x 12'5" (3.03m x 3.79m)
Newly fitted carpet, wall mounted electric heater, coving to the ceiling and UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.
6'0" x 6'10" (1.83m x 2.10m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over. Part tiled walls, tile effect flooring, coving to the ceiling and frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
The property benefits from access to communal lawned garden areas.

LEASEHOLD
The service charge is £922.56 (pa) and ground rent £25.00 (pa). The remaining term of the lease is 88 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 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.