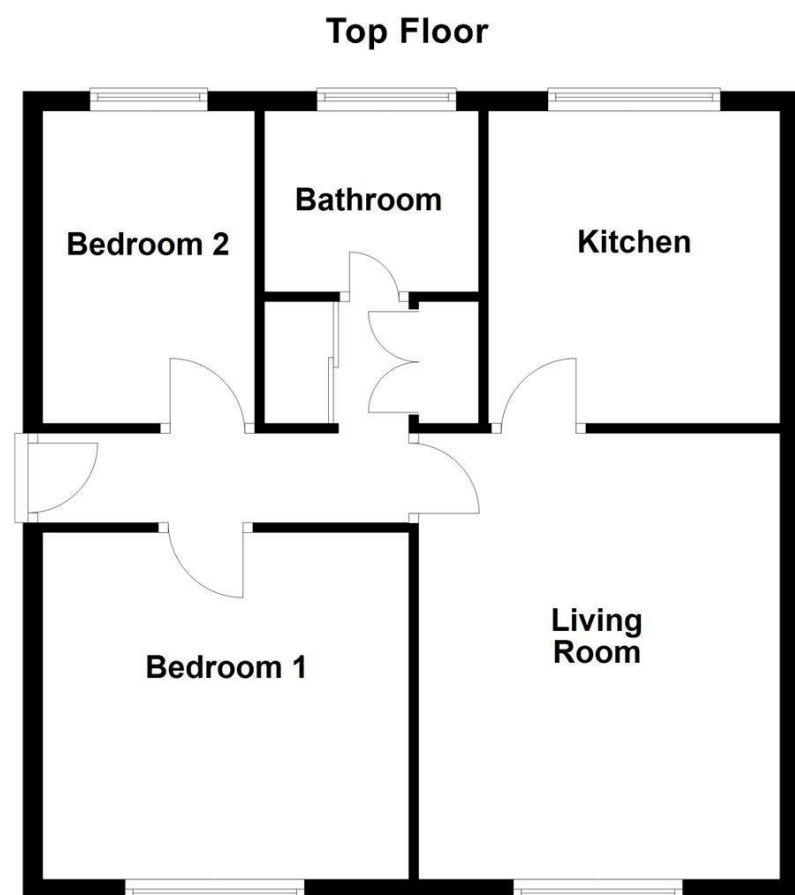




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NORMANTON
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150 Stanley Road, Wakefield, WF1 4LS

For Sale £120,000

Proudly introduced to the market is this well presented two bedroom first floor apartment, ideally situated in the heart of Wakefield.

The accommodation briefly comprises an entrance hallway leading to two bedrooms, one being a generous double with fitted wardrobes and the second a well proportioned single overlooking the rear elevation. There is a spacious living area featuring an electric fireplace and a floor to ceiling window to the front, allowing for an abundance of natural light. The separate kitchen is fitted with a range of wall and base units and offers space and plumbing for appliances. Completing the accommodation is a three piece bathroom suite. Outside, there is a communal garden area.

Ideally suited to first time buyers and investors, the apartment also enjoys access to communal gardens. It is within walking distance of Trinity Walk shopping centre and Pinderfields Hospital, close to a range of local shops and amenities, and offers excellent access to the motorway network.

Only by viewing can the full appeal of this property be appreciated.

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,

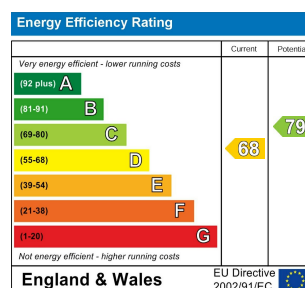
Pontefract & Castleford office 01977 798844

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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ACCOMMODATION

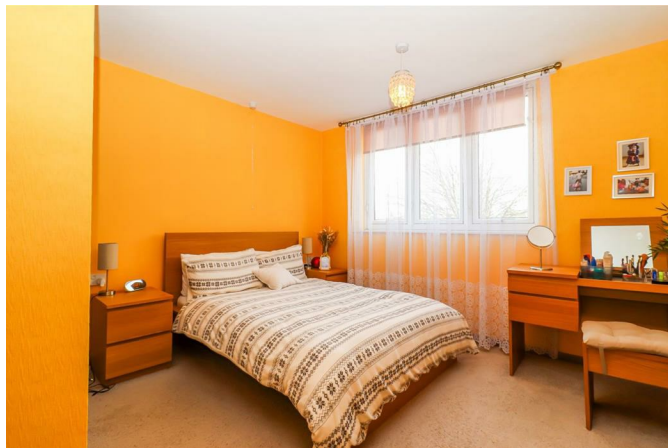
ENTRANCE HALL

This first floor apartment is accessed via a composite entrance door leading into the hallway with laminate flooring, electric radiators, storage cupboards and one cupboard housing the hot water cylinder. Doors lead to two bedrooms, the living room and the bathroom.

BEDROOM ONE

12'2" x 11'3" [3.71m x 3.43m]

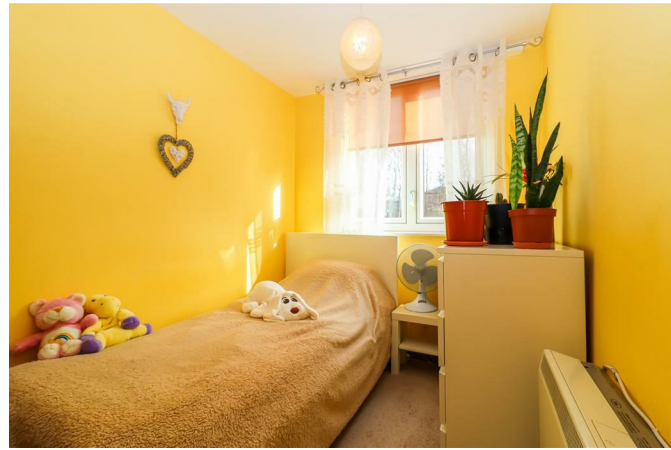
Built in wardrobes, carpeted flooring, electric radiator and double glazed UPVC window to the front elevation.



BEDROOM TWO

10'0" x 6'5" [3.06m x 1.96m]

Built in wardrobes, carpeted flooring, electric radiator and double glazed UPVC window to the rear elevation.



LIVING ROOM

14'6" x 11'7" [4.43m x 3.54m]

Carpeted flooring, electric radiator, feature electric fireplace and floor to ceiling double glazed UPVC windows to the front elevation. Opening through to the kitchen.



KITCHEN

9'6" x 10'0" [2.9m x 3.07m]

Range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing for a washing machine and dishwasher, space for a cooker with extractor hood over and space for a fridge freezer. Linoleum flooring, electric radiator and double glazed UPVC window to the rear elevation.



BATHROOM/W.C.

Fitted with a panelled bath with mixer tap and shower attachment, low flush WC and pedestal wash basin with splashback. Tiling from floor to ceiling around the bath, linoleum flooring, extractor fan and frosted double glazed UPVC window to the rear elevation.



OUTSIDE

There is a communal garden area. The property includes a storage unit.

LEASEHOLD

The service charge is £360 [pa] and ground rent TBC. The remaining term of the lease is 118 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.