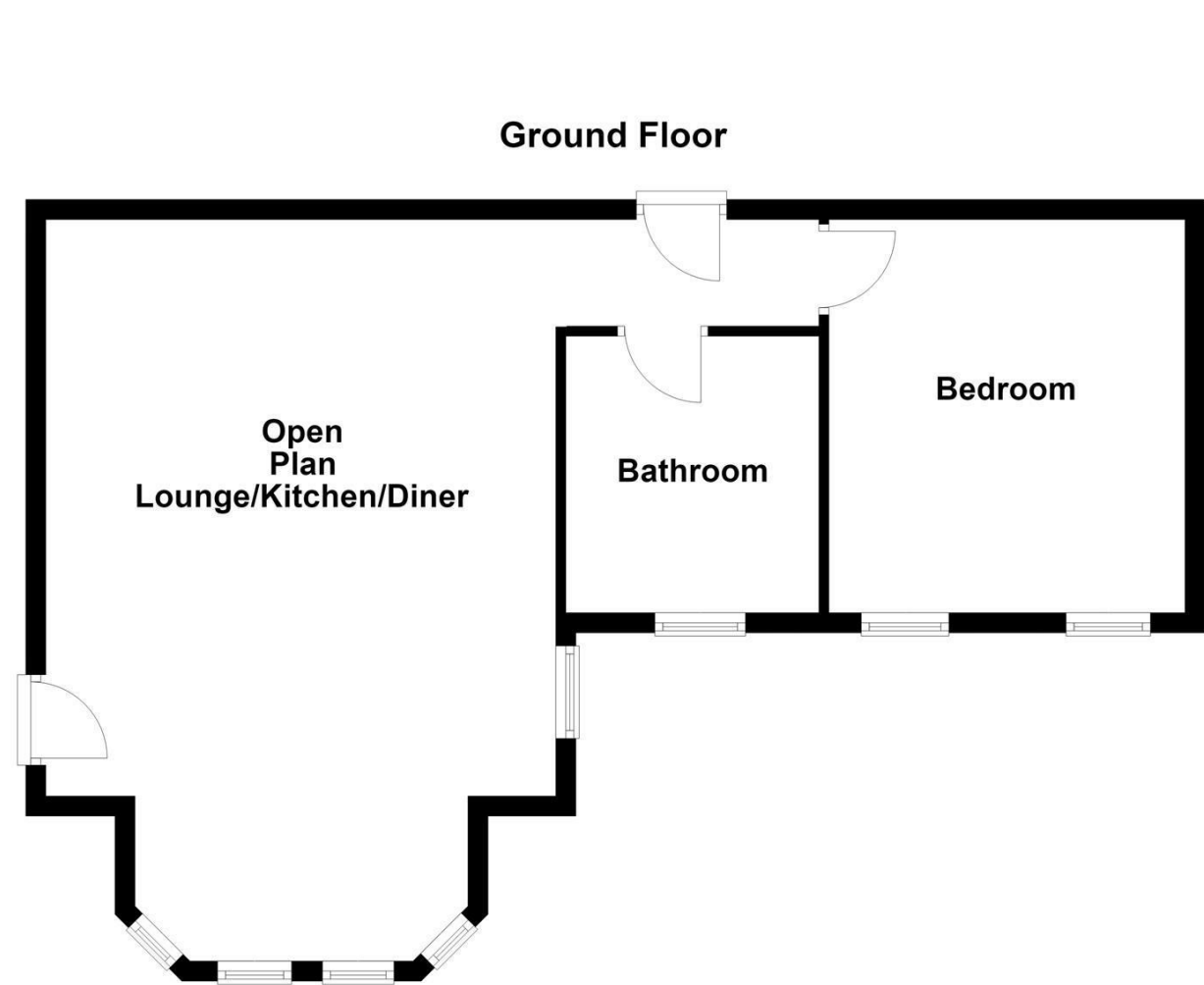


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



3 Henshall Woodlands Village, Wakefield, WF1 5FF

For Sale Leasehold £110,000

Situated on this sought after development is this well presented one bedroom apartment, offering a spacious double bedroom, modern bathroom and an open plan living, kitchen and dining area. Ideal for first time buyers, professional couples or investors alike, this attractive property is certainly not one to be missed.

The accommodation is accessed via a separate side entrance door, which opens directly into the open plan living, kitchen and dining space. This bright and welcoming room features a bay window overlooking the front elevation and a modern fitted kitchen. From here, an inner hallway provides access to the communal entrance hall, as well as doors leading to the generous double bedroom and contemporary bathroom. Externally, the development benefits from attractive communal grounds incorporating lawned areas, mature trees and shrubbery, together with paved seating areas. Each apartment also has an allocated parking space, with additional visitor parking available.

The property is conveniently located just outside Wakefield city centre and is well placed for a wide range of local shops, amenities and facilities. Regular bus services operate nearby, while Wakefield offers two mainline railway stations and Sandal & Agbrigg railway station is also within easy reach. The M1 and M62 motorway networks are only a short drive away, making the property ideal for those travelling further afield.

Only a full internal inspection will truly reveal everything this well presented apartment has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

OPEN PLAN LIVING KITCHEN AND DINING AREA
24'0" x 17'2" [max] x 7'2" [min] [7.32m x 5.25m [max] x 2.20m [min]]

Accessed via a separate composite side entrance door. Five UPVC double glazed windows overlook the front aspect, allowing plenty of natural light into the room. Two wall mounted electric heaters, integrated bench seating and opening through to the inner hallway. The kitchen is fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over, incorporating a 1 1/2 stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring electric hob with stainless steel extractor hood above, integrated oven, integrated washing machine and space for a fridge freezer.



INNER HALLWAY

Providing access from the communal entrance hall, with doors leading to the bedroom and bathroom.

BEDROOM

11'5" x 12'7" [3.48m x 3.86m]

Two UPVC double glazed windows overlooking the front aspect and wall mounted electric heater.



BATHROOM

8'11" x 6'8" [2.72m x 2.05m]

Frosted UPVC double glazed window overlooking the front aspect, extractor fan and chrome electric ladder style heated towel rail. Fitted with a low flush W.C., wash basin with mixer tap and wet wall splashback, together with a panelled bath with shower attachment, glazed shower screen and wet wall panelling.



OUTSIDE

The properties within Woodland Village benefit from attractive communal grounds incorporating lawned areas, paved seating areas, planted shrubbery and mature trees. The apartment also benefits from one allocated parking space, with additional visitor parking available.



LEASEHOLD

The service charge is £1020 [pa] and ground rent £125 [pa]. The remaining term of the lease is 123 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.

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.