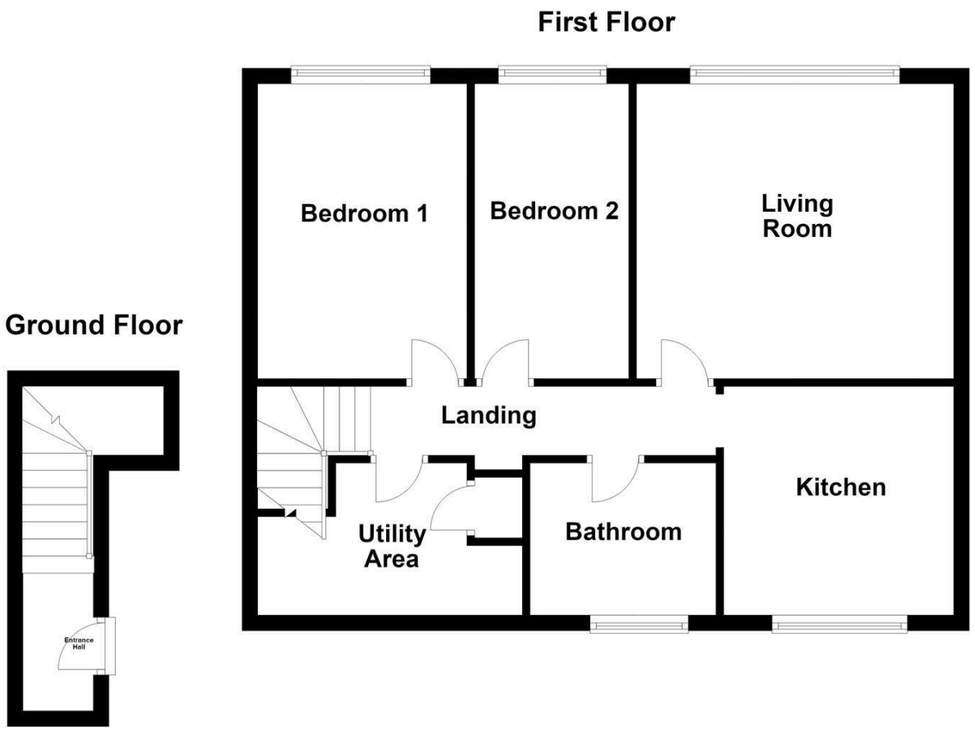
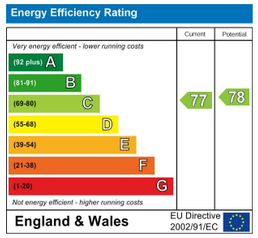




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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



206 Hendal Lane, Wakefield, WF2 7PE

For Sale Leasehold £120,000

A fantastic opportunity to purchase this two bedroom upper floor apartment, situated within the popular Kettlethorpe and Chapelthorpe area of Wakefield.

The accommodation is accessed via a ground floor entrance with staircase leading to the first floor landing, where there is loft access, useful storage and doors leading to all principal rooms. Bedroom one is a good sized double room positioned to the front, while bedroom two is also front facing and would make an ideal single bedroom, home office or dressing room. The property also benefits from a fully tiled three piece bathroom, fitted kitchen overlooking the rear and a spacious living room positioned to the front. A useful storage cupboard within the living room houses the Ideal combination boiler and consumer unit. Externally, there are lawned communal garden areas to the front together with first come, first served parking to the rear. The property benefits from UPVC double glazing and gas central heating throughout and would make an ideal purchase for first time buyers, professional couples or those looking to downsize.

Kettlethorpe and Chapelthorpe are well placed for local shops, amenities and schools, with Newmillerdam Country Park, countryside walks and motorway connections all within easy reach.

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



ACCOMMODATION

ENTRANCE HALL/FIRST FLOOR LANDING
Accessed from the ground floor via a carpeted staircase leading to the first floor landing. Carpeted flooring, central heating radiator and loft access. Doors provide access to two bedrooms, the kitchen, house bathroom, living room and useful storage cupboard.

BEDROOM ONE
12'2" x 8'5" (3.71m x 2.57m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator.



BEDROOM TWO
12'1" x 7'0" (3.69m x 2.14m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator.



HOUSE BATHROOM
7'4" x 5'11" (2.24m x 1.82m)
Fitted with a three piece suite comprising low flush W.C., wash hand basin with mixer tap and panelled bath with hot and cold taps, shower attachment and mixer shower over. Fully tiled walls and tiled flooring. Central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.



KITCHEN
10'0" x 9'10" (3.07m x 3.00m)
Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink with mixer tap and tiled splashbacks. Space and plumbing for a washing machine, dishwasher, cooker and fridge freezer. Extractor fan, laminate flooring and central heating radiator. UPVC double glazed window overlooking the rear elevation.



LIVING ROOM
13'1" x 12'0" (4.00m x 3.67m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator. Useful storage cupboard housing the consumer unit and Ideal gas fired combination boiler, with power and lighting.

OUTSIDE
To the front are lawned communal garden areas. To the rear is parking available on a first come, first served basis.

COUNCIL TAX BAND
The council tax band for this property is A.

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.

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.

LEASEHOLD
The service charge is £349.87 (pa) and ground rent £10 (pa). The remaining term of the lease is 90 years (2026). A copy of the lease is held on our file at the Wakefield office.