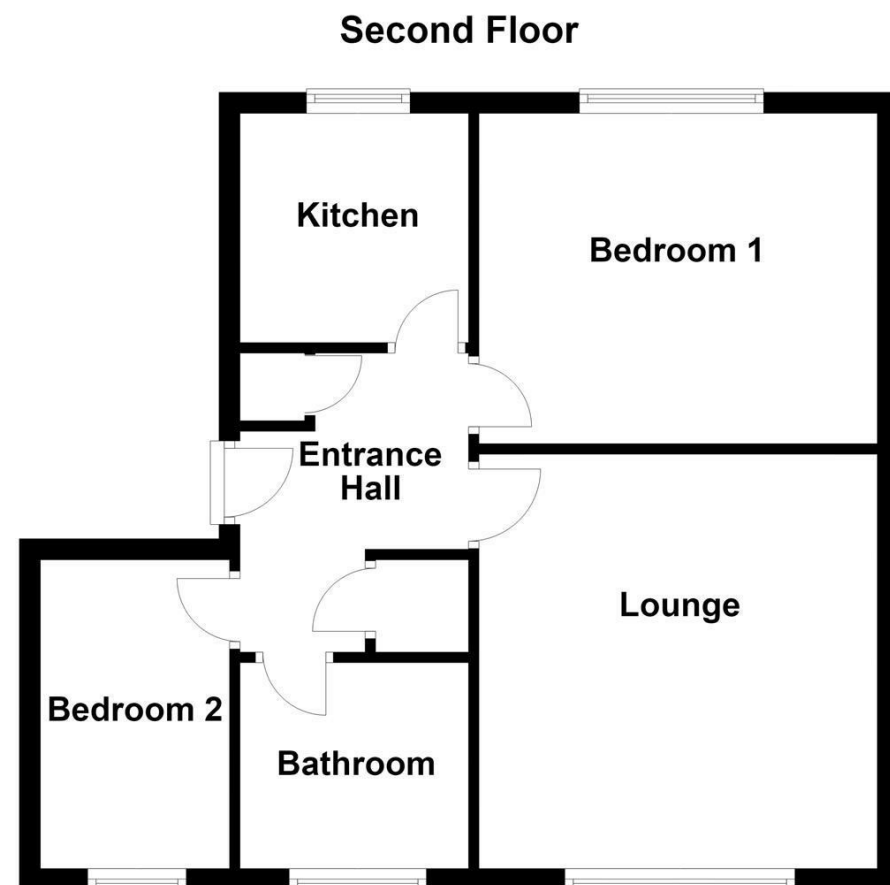


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



34 Dunbar Street, Wakefield, WF1 5EG

For Sale Leasehold Offers In The Region Of £47,500

Having been recently redecorated throughout and benefitting from newly fitted carpets to the hallway, living room and both bedrooms is this well presented two bedroom top floor apartment. Offering well proportioned accommodation throughout, the property benefits from UPVC double glazing and electric panel heating, making it an ideal purchase for first time buyers, professional couples or investors alike.

The accommodation briefly comprises a communal entrance hall with staircase leading to the top floor, a private entrance porch and hallway, fitted kitchen, spacious living room, two well proportioned bedrooms and the bathroom.

The property is conveniently positioned close to a range of local amenities, including shops, schools and regular bus services, whilst a nearby railway station provides further transport links to surrounding towns and cities. Offered for sale with no onward chain and vacant possession, this apartment presents an excellent opportunity for buyers looking for a ready to move into home or investment.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

COMMUNAL ENTRANCE

Communal entrance with staircase providing access to the second floor.

ENTRANCE HALL

Private entrance door leading into the entrance hall, with doors providing access to the airing cupboard, further storage cupboard, lounge, kitchen, two bedrooms and bathroom.

LOUNGE

12'4" x 13'0" (3.78m x 3.97m)

UPVC double glazed window overlooking the front aspect, coving to the ceiling and wall mounted electric panel heater.



KITCHEN

6'11" x 6'2" (2.13m x 1.90m)

Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer. UPVC double glazed window overlooking the rear aspect, part tiled walls and fully tiled flooring.

BEDROOM ONE

12'4" x 9'10" (3.78m x 3.01m)

Coving to the ceiling, electric panel heater and UPVC double glazed window overlooking the rear aspect.



BEDROOM TWO

5'11" x 8'9" (1.81m x 2.68m)

Electric panel heater, coving to the ceiling and UPVC double glazed window overlooking the front aspect.



BATHROOM

6'0" x 6'4" (1.83m x 1.95m)

Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over. Fully tiled walls and flooring, together with a frosted UPVC double glazed window to the front.



LEASEHOLD

The service charge is £922.56 (pa) and ground rent £25 (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.

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.