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

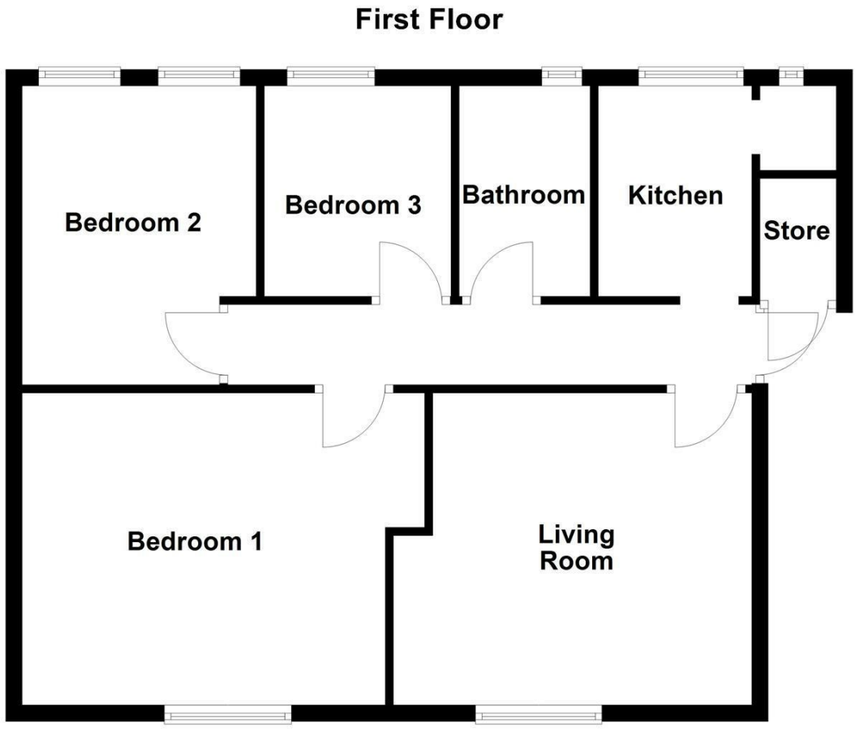
4 Whinney Moor Avenue, Wakefield, WF2 8RF

For Sale Leasehold £120,000

Offered to the market with no onward chain is this deceptively spacious three bedroom first floor apartment, benefitting from gated off street parking to the rear and well proportioned accommodation throughout.

The property benefits from gas central heating and UPVC double glazing and is accessed via an intercom controlled communal entrance with stairs leading to the first floor. There is a useful lockable storage room on the landing, along with access into the private entrance hall. The entrance hall is centrally positioned and provides access to all principal rooms. The living room is situated to the front and offers generous proportions, while the kitchen to the rear is fitted with a range of modern units. The principal bedroom is also positioned to the front and is well sized, with two further good sized bedrooms overlooking the rear. The bathroom is fitted with a modern white and chrome three piece suite with shower over the bath. Externally, the property benefits from locked secure parking to the rear of the building, plus parking to the front.

Situated on the fringe of Wakefield city centre, the property is well placed for a wide range of local amenities including shops, schools and recreational facilities. Wakefield also offers excellent transport links, including a mainline railway station and convenient access to the motorway network, making it ideal for commuters.

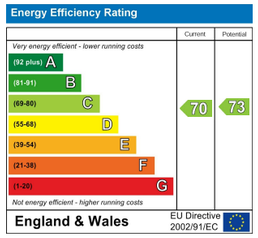


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

COMMUNAL ENTRANCE HALL
Entry intercom system and stairs leading to the first floor. Only two flats are within the building, adding to the sense of privacy and exclusivity.

STORE ROOM
4'7" x 3'3" (1.40m x 1.00m)
Useful storage space with electric socket and lighting and door to the communal landing.

PRIVATE ENTRANCE HALL
Loft access with fold down ladder leading to a large part boarded storage loft, central heating radiator and entry intercom system.

LIVING ROOM
14'5" x 12'5" (4.40m x 3.80m)
Window to the front and central heating radiator. Connection to satellite dish and also broadband.

KITCHEN
8'6" x 6'2" plus 3'3" x 2'11" (2.60m x 1.90m plus 1.00m x 0.90m)
Two windows to the rear and fitted with a range of gloss white fronted wall and base units with contrasting dark laminate worktops and tiled splashbacks. Inset stainless steel sink unit, built in ceramic hob, space for under counter fridge, plumbing for a washing machine and space and vent for a tumble dryer. Central heating radiator and breakfast bar.

BEDROOM ONE
14'1" x 12'5" (4.30m x 3.80m)
Window to the front and central heating radiator.

BEDROOM TWO
12'1" x 9'6" (3.70m x 2.90m)
Two windows to the rear and central heating radiator.

BEDROOM THREE
8'6" x 7'6" (2.60m x 2.30m)
Window to the rear and central heating radiator.

BATHROOM/W.C.
8'2" x 5'2" (2.50m x 1.60m)
Tiled walls and floor, fitted with a three piece white and chrome suite comprising panel bath with thermostatic shower over and glazed screen, pedestal wash basin and low flush w.c. Central heating radiator, frosted window to the rear and electric shaver socket.

OUTSIDE
The property benefits from an intercom controlled front entrance door with a further external door to the rear of the communal hall. Locked secure parking to the rear of the building, plus parking to the front.

LEASEHOLD
The service charge is £436.08 (pa). The remaining term of the lease is 83 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.