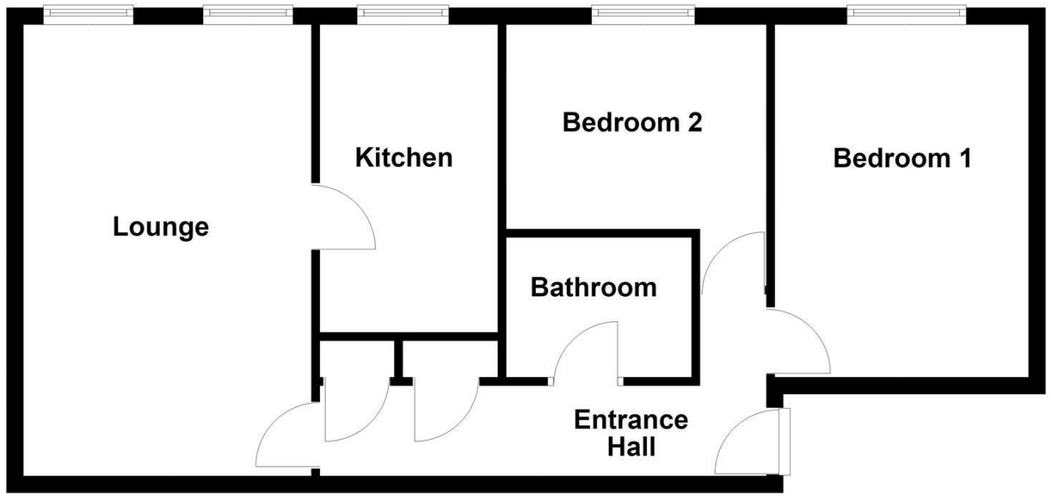
First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



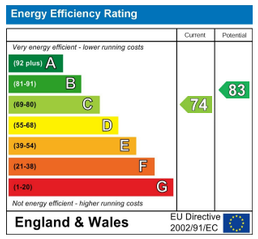
Total area: approx. 60.5 sq. metres (651.3 sq. feet)

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 Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

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

131 Howden Way, Eastmoor, Wakefield, WF1 4PL

For Sale Leasehold £86,500

Offered to the market with no chain and presenting an excellent opportunity for both first time buyers and investors alike, this well appointed two bedroom first-floor apartment is ideally situated within a popular residential location.

The accommodation briefly comprises a communal entrance hallway, private entrance hall, spacious lounge, modern fitted kitchen, two well proportioned bedrooms, and a contemporary bathroom. Externally, the property benefits from well maintained communal garden areas and an allocated parking space for one vehicle.

Conveniently positioned close to local amenities, healthcare facilities, shops, schools, and regular bus services, the apartment also offers excellent access to the town centre and major motorway networks.

Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL

Accessed via the communal entrance hallway, with stairs rising to the first floor. The entrance hall features coving to the ceiling, a telephone intercom system, an airing cupboard, a storage cupboard, doors providing access to the lounge, both bedrooms and bathroom, together with a wall-mounted electric storage heater.

LOUNGE/DINER

17'6" x 11'2" (5.35m x 3.42m)

A spacious reception room featuring two wall mounted electric storage heaters, two double-glazed windows overlooking the rear aspect, and coving to the ceiling. A doorway leads through to the kitchen.

KITCHEN

6'11" x 11'11" (2.12m x 3.65m)

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is space for a fridge and freezer, plumbing for a washing machine, an integrated oven and grill, electric hob with stainless steel extractor canopy over, splashback tiling to the walls, tiled effect flooring, and a double-glazed window overlooking the rear aspect.

BEDROOM ONE

9'1" x 13'8" (2.78m x 4.19m)

A well proportioned double bedroom featuring a wall-mounted electric storage heater and a double glazed window overlooking the rear aspect.

BEDROOM TWO

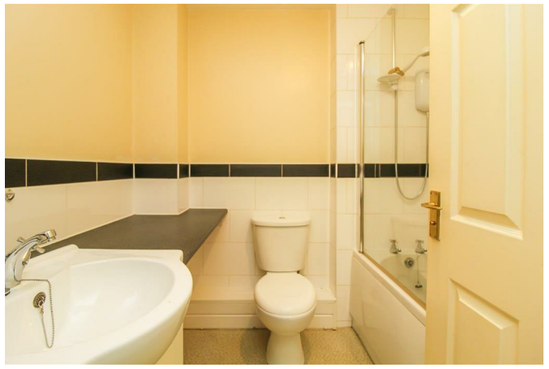
7'11" x 10'4" (2.43m x 3.17m)

Benefiting from a wall mounted electric panel heater and a double glazed window overlooking the rear aspect.

BATHROOM

6'1" x 7'2" (1.87m x 2.19m)

Fitted with a low level WC, wash hand basin set within a vanity unit, and a panelled bath with shower attachment over. The walls are fully tiled around the bath area with complementary splashback tiling, creating a practical and attractive finish.



OUTSIDE

The property benefits from communal lawned garden areas and an allocated parking space for one vehicle.

LEASEHOLD

The service charge is £133.54 (PCM). The remaining term of the lease is 89 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 B.

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.