Richard Kendall Estate Agent

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46 Royal Troon Mews, Wakefield, WF1 4JL

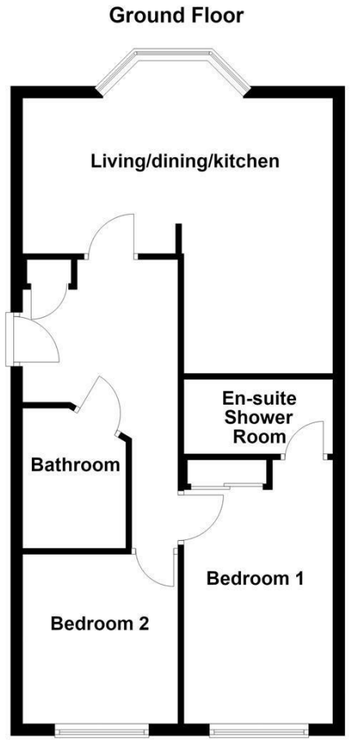
For Sale £140,000

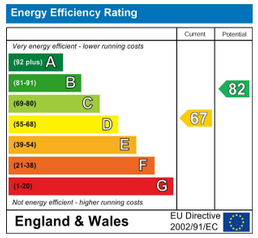
Offered for sale with no onward chain and situated within a sought after location close to Pinderfields Hospital is this stylish and well presented two double bedroom ground floor apartment. Forming part of an attractive modern development, the property offers spacious and contemporary accommodation ideally suited to first time buyers, professional couples and investors alike, with excellent transport links providing convenient access to Wakefield city centre and the surrounding areas.

The accommodation comprises a generous entrance hall leading through to an impressive open plan living and dining area with adjoining fitted kitchen, creating a bright and sociable space for everyday living and entertaining. There are two well proportioned double bedrooms, with the principal bedroom benefitting from its own en suite shower room, together with a separate main bathroom.

The apartment is positioned within the central block of the development and is surrounded by pleasantly maintained communal gardens, creating an attractive setting. A children's play area is also conveniently located within the development. To the rear of the apartment block is a gated residents' car park, providing secure off road parking.

Offering modern, low maintenance living within an appealing development, this attractive apartment is likely to appeal to a range of buyers. An early viewing is highly recommended to fully appreciate the space, presentation and accommodation on offer.





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

ENTRANCE HALL
Entrance door leading into the hallway, with doors providing access to two bedrooms, the house bathroom and the open plan living dining kitchen. Useful built-in storage cupboard housing the hot water tank. Wall mounted electric heater.

LIVING/DINING/KITCHEN
15'10" x 15'9" (4.83m x 4.81m)
A spacious open plan living, dining and kitchen area. The lounge area features a front facing UPVC double glazed bay window and wall mounted electric heater, with carpeted flooring extending through the living and dining area. The kitchen is fitted with a range of wall and base units with complementary laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with swan neck mixer tap. Built-in electric oven, four ring electric hob with stainless steel splashback and extractor hood above, together with space for an undercounter fridge freezer. Vinyl flooring to the kitchen area and spotlights to the ceiling.





BEDROOM ONE
8'5" x 13'1" (2.59m x 4.00m)
Rear facing UPVC double glazed window, wall mounted electric heater and fitted wardrobes with sliding doors. Access through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
4'4" x 8'5" (1.33m x 2.58m)
Fitted with a low flush W.C., pedestal wash hand basin and double shower enclosure with mains shower. Tiled splashbacks, vinyl flooring, chrome heated towel radiator, spotlights to the ceiling, shaver point and extractor fan.



BEDROOM TWO
8'10" x 9'4" (2.71m x 2.86m)
Rear facing UPVC double glazed window, wall mounted electric heater and carpeted flooring.



BATHROOM/W.C.
5'5" x 8'0" (1.67m x 2.45m)
Fitted with a white three piece suite comprising low flush W.C., pedestal wash hand basin with chrome mixer tap and panelled bath with handheld shower attachment. Part tiled walls, tile effect vinyl flooring, spotlights to the ceiling, extractor fan and chrome heated towel radiator.



OUTSIDE
Parking is accessed via electric security gates, with one allocated parking space and additional visitor parking is available. Communal gardens and paved seating areas.

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.

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 £813.90 (twice per annum) and ground rent £137.72 (twice per annum). The remaining term of the lease is 230 years (2026). A copy of the lease is held on our file at the Wakefield office.