Richard Kendall Estate Agent

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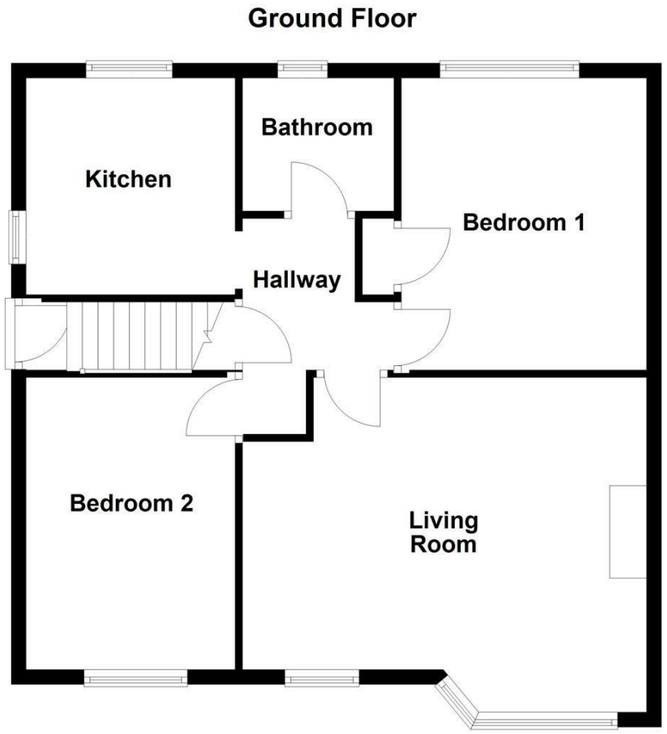


24 Coniston Crescent, Wakefield, WF1 4BJ

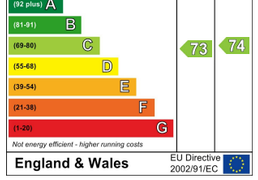
For Sale Leasehold £115,000

Situated on the outskirts of Wakefield is this this first floor apartment benefitting from two double bedrooms, ample reception space, communal off road parking for two vehicles and generous communal rear garden. This property is certainly not one to be missed.

The property briefly comprises of the entrance hall which leads us up to the main hallway. The main hallway has access to the living room, kitchen, bathroom, and two double bedrooms. To the front of the property there is a communal driveway for two vehicles running down the side of the property to three brick built outbuildings, ideal for storage. The enclosed communal rear garden is mainly laid to lawn, with slate and planted features throughout incorporating a raised deck patio area and a timber built outbuilding.

The property is close by to local bus routes for those who look to travel and the M62 motorway link is only a short distance from the property a range of buyers would suit this location, as it's close by to local amenities, such as shops and schools. Pinderfields Hospital is within walking distance and Wakefield city centre is only a short distance from the property.

This two bedroom first floor apartment would make the perfect purchase for a range of buyers and only a full internal inspection will truly share what is to offer. An early viewing is highly recommended to avoid disappointment.



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
Composite side door, stairs providing access to the hallway and further composite door leading into the hallway.

HALLWAY
Loft access, central heating radiator, doors to two bedrooms, living room, kitchen and bathroom.

BEDROOM ONE
12'10" x 10'10" (3.93m x 3.32m)
UPVC double glazed window looking to the rear, central heater radiator, coving to the ceiling and a storage cupboard.

BEDROOM TWO
9'4" x 12'11" (2.85m x 3.94m)
UPVC double glazed windows to the front, central heating radiator and an overstairs storage cupboard.

BATHROOM/W.C.
5'10" x 6'8" (1.8m x 2.05m)
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower head attachment. UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator,

KITCHEN
6'8" x 9'3" (max) x 7'2" (min) (2.05m x 2.83m (max) x 2.2m (min))
Range of modern wall and base units with stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel extractor hood above and integrated oven. Space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer. Central heating radiator, UPVC double glazed windows to the front and rear.

LIVING ROOM
17'10" x 14'6" (max) x 5'0" (min) (5.46m x 4.43m (max) x 1.53m (min))
UPVC double glazed windows which to the front, coving to the ceiling, two ceiling roses, coving to the ceiling, two central heating radiators and a fitted alcove storage beside the chimney breast.

OUTSIDE
To the front of the property is a pebbled and paved communal driveway providing off road parking for two vehicles. A timber gate leads to two brick built outbuildings, ideal for storage space with electricity supply. The communal rear garden is generously proportioned and mainly laid to lawn with slate and planted features throughout. There is a raised deck patio area, perfect for outdoor dining entertaining purposes and a timber built shed, ideal for further storage. The rear garden is fully enclosed by timber fencing.

LEASEHOLD
The service charge is £134.84 (pa). The vendor has advised us that the service charges fluctuate annually depending on repairs and maintenance to the building. The remaining term of the lease is 101 years (2025). 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 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.