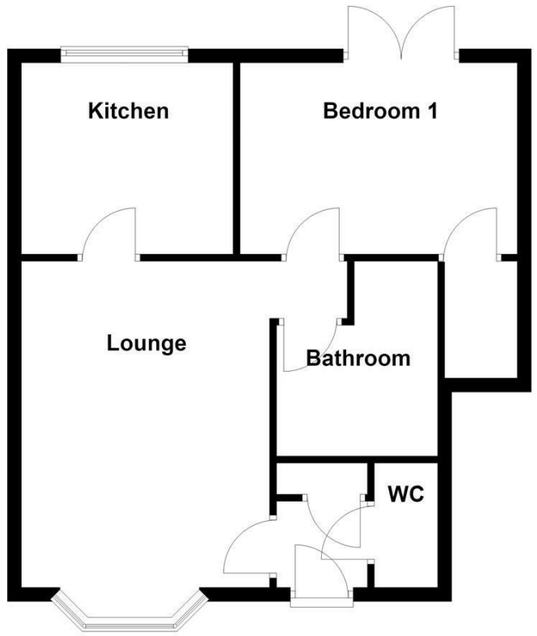
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 50.4 sq. metres



119b Howden Way, Eastmoor, Wakefield, WF1 4PL

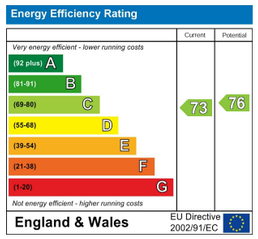
For Sale Leasehold £125,000

Occupying a desirable position within a popular residential development is this one bedroom ground floor apartment, offering spacious and low maintenance accommodation, ideal for first time buyers, professional couples, downsizers and investors alike.

The accommodation briefly comprises a communal entrance hall, welcoming entrance hallway, spacious living room, fitted kitchen, generous double bedroom and a well appointed four piece bathroom. Externally, the property benefits from a driveway providing off road parking, a single garage and an enclosed lawned rear garden.

The property is conveniently located close to a wide range of local amenities, including shops, schools, healthcare facilities and regular bus services. The town centre is within easy reach, whilst excellent motorway links make the property particularly appealing to commuters.

An early viewing is highly recommended to fully appreciate all that this fantastic apartment has to 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
Entered via a UPVC front entrance door. The entrance hall benefits from a built in storage cupboard and doors leading to the downstairs W.C., lounge, bedroom and bathroom.

W.C.
5'10" x 2'11" [1.78m x 0.91m]
Comprising a two piece suite with a low flush W.C. and wall mounted wash basin.

LOUNGE
15'4" x 11'8" [4.68m x 3.56m]
A bright reception room with a UPVC double glazed bay window overlooking the front elevation, central heating radiator and a door leading through to the kitchen.

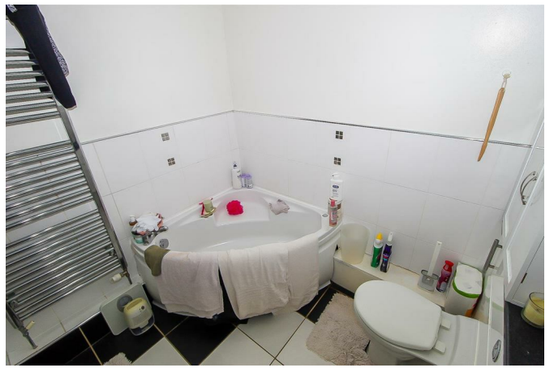


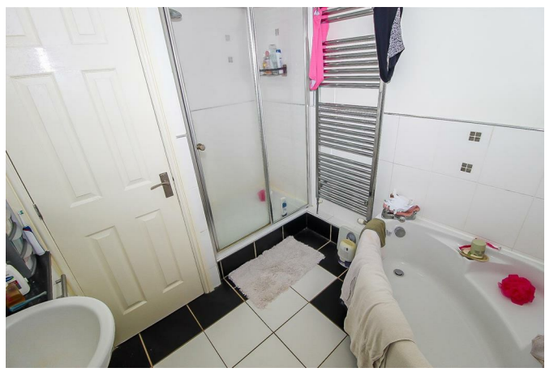
KITCHEN
9'11" x 9'0" [3.04m x 2.75m]
Fitted with a range of wall and base units providing ample storage, together with an integrated gas hob with cooker hood above, stainless steel sink and drainer and an integrated fridge/freezer. The room also benefits from a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM
13'0" x 9'0" [3.98m x 2.75m]
A double bedroom with central heating radiator, built in storage cupboard and UPVC French doors opening onto the rear garden.



BATHROOM/W.C.
7'6" x 6'6" [2.31m x 2.00m]
Fitted with a four piece suite comprising a corner bath, walk in shower cubicle with sliding door, vanity wash hand basin and low flush W.C. The room is finished with a chrome ladder style heated towel rail, tiled walls and full tiling within the shower cubicle.





OUTSIDE
To the front is driveway providing off road parking for one vehicle leading to single garage. To the rear is a lawned enclosed garden.



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.

LEASEHOLD
The service charge is £ [pa] and ground rent £ [pa]. The remaining term of the lease is 966 years [2026]. A copy of the lease is held on our file at the Wakefield office.