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 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



Apartment 1 Albion Mews, Middlestown, WF4 4GY

For Sale Leasehold £90,000

An ideal opportunity for the investor with excellent rental potential, is this attractive and well presented two bedroom ground floor apartment, sold with tenant in situ currently achieving £725pcm.

The property fully comprises of communal entrance hallway, entrance hall, two bedrooms, modern shower room/w.c. and open plan kitchen/dining/living room. Outside there are low maintenance communal garden areas and an allocated parking space.

Situated in a popular part of Middlestown the property is well placed to local amenities including doctors, pharmacy, shops and schools with local bus routes nearby.

An early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Radiator, doors to two bedrooms, shower room/w.c., storage cupboard and open plan kitchen/dining/living room.

THROUGH LOUNGE/KITCHEN

13'8" [min] x 14'8" [max] x 20'9" [4.18m [min] x 4.49m [max] x 6.34m]

Range of modern fitted wall and base units with work surface over incorporating 1.5 stainless steel sink and drainer, integrated washing machine, integrated oven and grill with four ring gas hob and stainless steel filter hood above. Integrated fridge/freezer, drawers down the base units, combi condensing boiler is housed within the kitchen and UPVC double glazed window to the front. UPVC double glazed French doors to the rear and two radiators. Quality wood effect flooring in the kitchen area.



BEDROOM ONE

8'9" x 11'10" [2.67m x 3.61m]

Fitted wardrobes on one side of the wall, UPVC double glazed window to the rear and radiator.



BEDROOM TWO

8'0" x 6'11" [2.46m x 2.12m]

UPVC double glazed window to the front, radiator and fitted storage unit.



SHOWER ROOM

2'10" [min] x 5'7" [max] x 8'0" [0.88m [min] x 1.71m [max] x 2.45m]

Walk in fully tiled mixer shower with part tiled walls, concealed low flush w.c., vanity wash hand basin, UPVC double glazed frosted window to the front, radiator and wood effect flooring.



OUTSIDE

Outside there are low maintenance communal garden areas and an allocated parking space.

PLEASE NOTE

Please note the photos were taken when empty but the property is now occupied.

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 Ossett 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 tbc [pa] and ground rent tbc [pa]. The remaining term of the lease is 980 years [2026]. A copy of the lease is held on our file at the Ossett office.