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



90 Royal Troon Mews, Wakefield, WF1 4JL

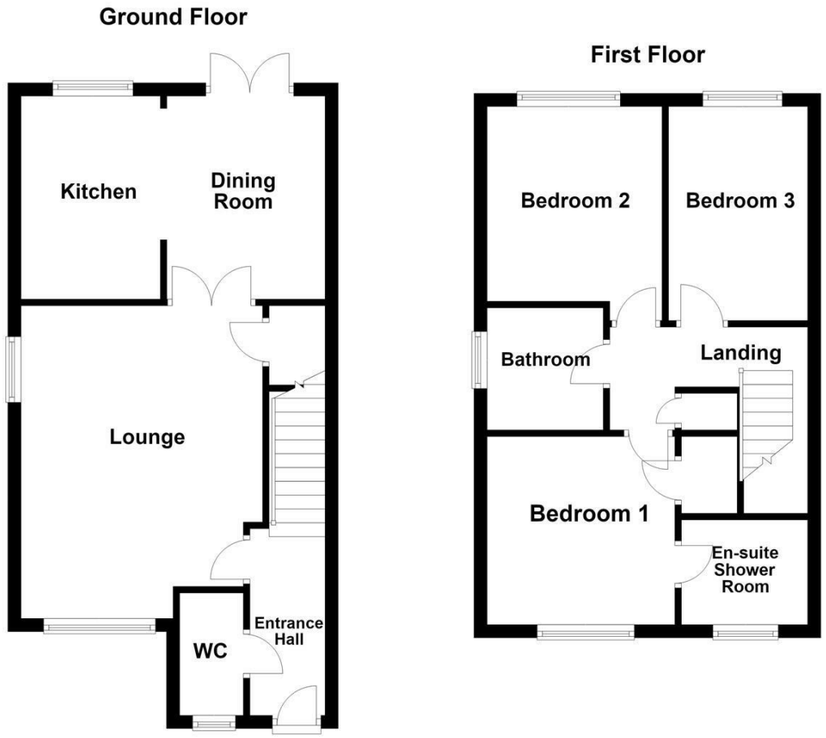
For Sale Leasehold £220,000

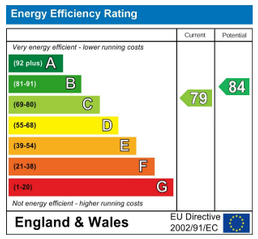
Situated on this popular modern development and enjoying a tucked away position is this well appointed three bedroom end townhouse, offering spacious and versatile accommodation ideally suited to a range of buyers.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, downstairs W.C., living room, separate dining room and fitted kitchen. To the first floor are three bedrooms, with the principal bedroom benefitting from an en suite shower room, together with the main house bathroom. Externally, there is a lawned garden to the front, while to the rear is an enclosed lawned garden incorporating an Indian stone paved patio area, providing an ideal space for outdoor dining and entertaining. In addition, the property benefits from a brick built single garage situated nearby, with driveway parking for one vehicle positioned in front.

The property is conveniently placed for a range of local amenities including shops and schools, with regular bus services operating nearby. Wakefield city centre is also within easy reach and the motorway network is readily accessible for those travelling further afield.

An ideal opportunity for the first time buyer, professional couple or family looking for a modern home in a popular residential location. An early viewing is highly recommended.





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

ENTRANNCE HALLWAY
Sealed unit double glazed entrance door, tiled floor, radiator, stairs leading to the first floor, door to downstairs w.c., door to lounge.

DOWNSTAIRS W.C.
White and chrome suite of dual flush w.c., pedestal wash hand basin with monoblock mixer and tiled splashback, radiator, UPVC window, tiled floor as per hallway.

LOUNGE
15'2" x 12'1" (4.63 x 3.69)
Max measurement. Enjoying light from two aspects having UPVC windows to both sides. Radiator, door leading to understairs storage, double doors to dining room.



DINING ROOM
10'3" x 7'11" (3.13 x 2.42)
Tiled floor as in hallway, radiator, UPVC French doors leading to the patio and garden beyond.



KITCHEN
10'3" x 6'10" (3.14 x 2.10)
Fitted with a range of old English wood effect units with marble roll top work surfaces and matching splash back, inset 1.5 bowl sink with mixer tap and drainer, AEG four ring gas hob with a glass splashback behind, and canopy hood over, AEG multi function electric oven under, space for fridge/freezer, integrated automatic dishwasher, plumbing for an automatic washing machine, tiled floor as in dining room.

LANDING
Doors to three bedrooms and house bathroom. Airing cupboard off housing cylinder.

BEDROOM ONE
9'4" x 9'5" (2.87 x 2.88)
Radiator, UPVC window, good sized store cupboard off, door to en-suite.



EN SUITE SHOWER ROOM
White and chrome suite comprising of shower enclosure with thermostatic mixer, dual flush w.c., pedestal wash hand basin with mixer tap, tiled floor, tiled splashbacks, radiator, UPVC window, downlighter, extractor fan and shaver socket.



BEDROOM TWO
9'6" x 8'3" (2.91 x 2.54)
Measurement excluding recess by door. Radiator, UPVC window.



BEDROOM THREE
10'4" x 6'5" (3.16 x 1.97)
Radiator, UPVC window.

HOUSE BATHROOM
6'3" x 5'6" (1.92 x 1.69)
White and chrome suite of rectangular panelled bath with mixer tap/shower attachment, dual flush w.c. and pedestal wash hand basin with monoblock mixer. Half tiled walls, tiled floor, radiator, UPVC window, downlighters, extractor fan.



OUTSIDE
The property has a garage closeby with tarmac driveway which leads into the garage with up and over door. Externally to the front of the property is a path with lawn and border, there is also a path at the far side of the lawn leading to a gate. A pathway leads down the side No. 90 providing gated access to an enclosed rear garden. The pathway continues round to No. 88. The enclosed rear garden can be accessed from the aforementioned side gate with lock and also double doors from the dining room. Comprising of patio area, lawn with flower and shrubbed borders beyond offering a good degree of privacy.



COUNCIL TAX BAND
The council tax band for this property is C.

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.

LEASEHOLD
The service charge is £188 (pa) and ground rent £220 (pa). The remaining term of the lease is 982 years (2026). A copy of the lease is held on our file at the Wakefield office.