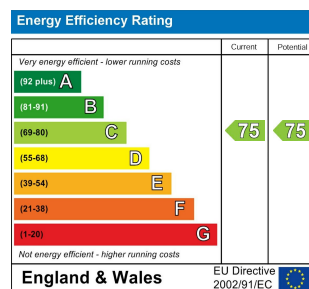


A floor plan of a 3-bedroom house. The layout includes a central landing with a staircase leading down. The rooms are labeled: Bedroom 1 (bottom left), Bedroom 2 (top left), Bathroom (top middle), Kitchen (top right), and Lounge/Diner (bottom right). The plan shows thick black walls, door openings, and window placements. A staircase is located in the center, with a landing area above and below it. The overall shape is rectangular with a central corridor connecting the rooms.



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.

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*

*your home may be repossessed if you do not keep up repayments on your mortgage

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.

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.

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.



PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Leasehold 70% Shared ownership £89,950

The accommodation briefly comprises an entrance hall with staircase leading to the first floor landing. From here, there is access to the loft, a useful storage cupboard housing the boiler, two bedrooms, the bathroom and a spacious living/dining room, which in turn leads through to the fitted kitchen. Externally, the development enjoys attractive communal gardens with lawned areas, mature trees, established shrubs and planted borders. Paved pathways run throughout the grounds, while communal off road parking is available for residents.

Only a full internal inspection will reveal everything this attractive apartment has to offer, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Accessed via a composite front entrance door with frosted glass panel. The entrance hall has a central heating radiator, fitted storage cupboard and staircase leading to the first floor landing.

FIRST FLOOR LANDING

Providing access to the loft via a pull down ladder, together with a useful storage cupboard housing the Vaillant combination boiler. There is also an intercom system and doors leading to the living/dining room, two bedrooms and the bathroom.



LIVING/DINING ROOM

11'9" x 14'7" [max] x 14'2" [min] [3.60m x 4.45m [max] x 4.32m [min]]

Featuring a UPVC double glazed window to the front, central heating radiator, coving to the ceiling and an electric fireplace. An opening leads through to the kitchen.



KITCHEN

8'4" x 7'4" [2.55m x 2.25m]

Fitted with a range of wall and base shaker-style units with quartz work surfaces over. There is a stainless steel one-and-a-half bowl inset sink with mixer tap

and drainage grooves set into the work surface, a four ring induction hob with extractor above, integrated oven and microwave, integrated fridge freezer and integrated slimline dishwasher. Further features include tiled splashbacks, kickboard lighting, downlighting and kickboard heating. A UPVC double glazed window overlooks the rear.

BEDROOM ONE

12'4" x 9'0" [max] x 8'7" [min] [3.76m x 2.75m [max] x 2.62m [min]]

Featuring a UPVC double glazed window to the front, central heating radiator, coving to the ceiling, access to an over-stairs storage cupboard and a range of fitted wardrobes and storage units.



BEDROOM TWO

8'6" x 6'9" [2.60m x 2.07m]

With a UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes and a fitted vanity unit.



BATHROOM

5'2" x 7'2" [1.60m x 2.20m]

Fitted with a concealed cistern low flush WC, ceramic

wash basin set within a vanity storage unit with mixer tap, and a panelled bath with mixer tap, mains-fed shower attachment and glass shower screen. The bathroom also benefits from full tiling, underfloor heating, spotlighting to the ceiling, a chrome ladder-style heated towel rail and a frosted UPVC double glazed window to the rear.



OUTSIDE

The development enjoys attractive communal gardens with lawned areas, mature trees, established shrubs and paved pathways. Communal off road parking is available for residents, while the property also benefits from its own brick-built external storage cupboard.

LEASEHOLD

The service charge is £150.96 [Per Calendar Month]. The remaining term of the lease is 63 years [2026]. 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 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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.