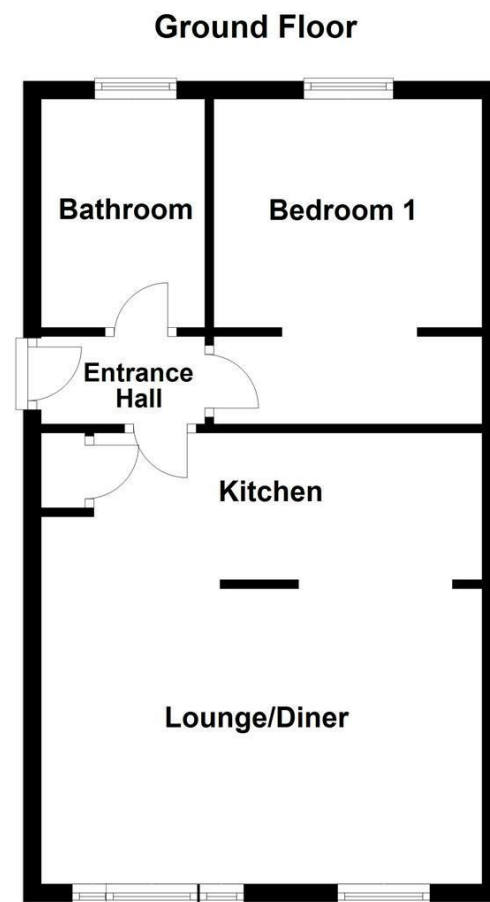




WAKEFIELD | **OSSETT** | **HORBURY**
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1 Parklands Manor, Tuke Grove, Wakefield, WF1 4AF

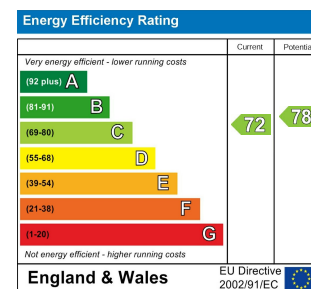
For Sale Leasehold £99,950

An attractive one bedroom ground floor apartment benefitting from gas central heating and sash windows.

The accommodation briefly comprises communal entrance hall with video intercom access, apart entrance hall, open plan kitchen/dining/living room, double bedroom and bathroom/w.c. Outside the property has communal areas and one allocated parking space.

The property is well placed for access to Wakefield city centre, Pinderfields Hospital and a range of amenities including local shops, bus routes, train station and only a short drive to the motorway network for those wishing to commute further afield.

An early viewing is essential 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.



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ACCOMMODATION

COMMUNAL ENTRANCE DOOR

Communal entrance door with video intercom access and door leading into the apartment which is situated on the ground floor.

ENTRANCE HALL

Laminate flooring, central heating radiator, video intercom system and doors to the open plan kitchen/dining/living room, bedroom and bathroom/w.c.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 16'5" x 16'2" [5.01m x 4.94m]

Three double glazed sash windows to the rear, two central heating radiators, laminate flooring and built in storage cupboard. The kitchen area is fitted with wall and base units with laminate work surface over and laminate upstanding above incorporating a 1.5 bowl stainless steel sink and drainer, brand new washing machine, brand new large fridge/freezer, integrated oven and grill with brand new four ring gas hob, stainless steel splash back and cooker hood over. Inset spotlights to the

ceiling, and integrated Bosch dishwasher. The combination boiler is housed within the kitchen. Door providing access into a storage cupboard.



BEDROOM

9'9" x 8'5" [2.99m x 2.57m]

Dressing area with archway through to the bedroom. Timber double glazed window to the front, laminate flooring and central heating radiator.



wash basin. Part tiled walls, tiled floor, central heating radiator, shaver socket point, extractor fan, inset spotlights to the ceiling and timber double glazed frosted sash window to the front.



OUTSIDE

The property has communal areas and one allocated parking space.

LEASEHOLD

Ground rent is £301.60 [pa], service charge £1237.37 [pa]. The remaining term of the lease is 979 years less one day from 1st January 2003 [2023]. 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

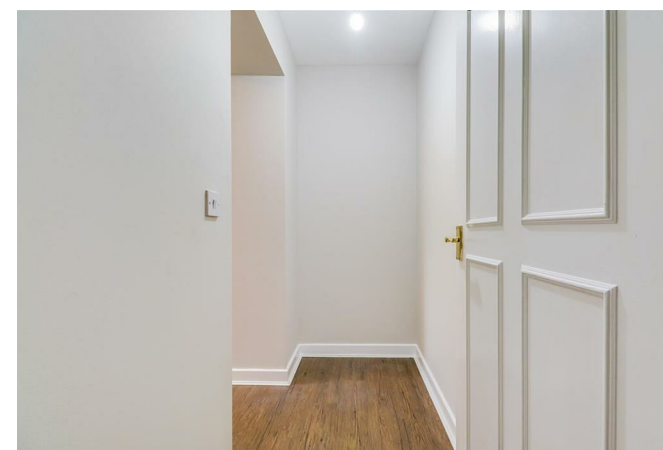
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.



BATHROOM/W.C.

8'5" x 5'6" [2.59m x 1.70m]

Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and pedestal