



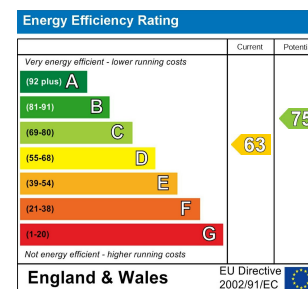
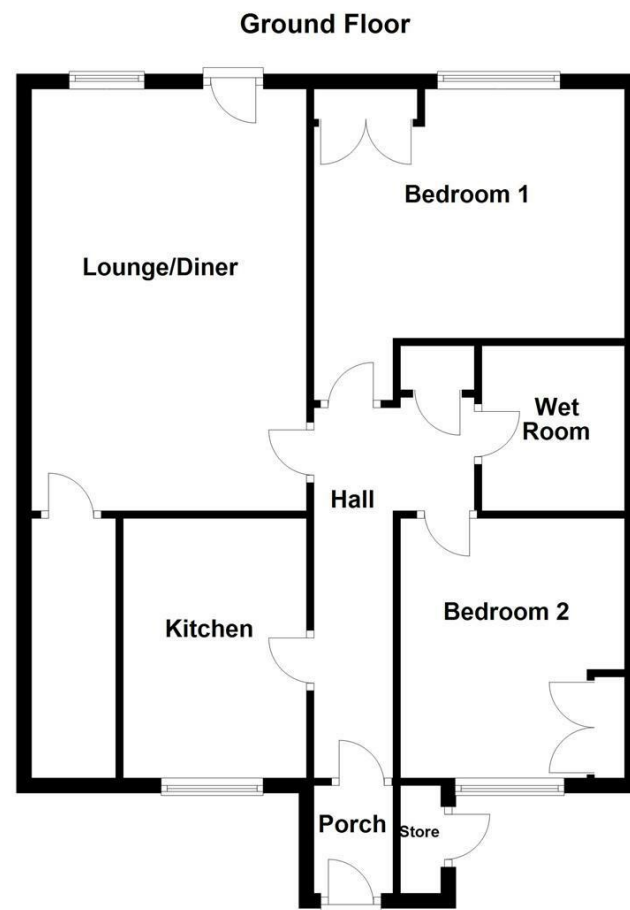
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

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01977 798 844



**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.



**11 Holly Court, Outwood, Wakefield, WF1 3TW**

**For Sale Leasehold Offers In The Region Of £155,000**

Situated on this sought after over 55s development and offered with no chain is this two bedroom ground floor flat benefitting from well proportioned reception space and modern fitted kitchen and wet room/w.c.

The property briefly comprises of the entrance porch leading into the hallway leading to the kitchen, lounge/diner, two double bedrooms and the wet room/w.c. Outside to the front is a lawned garden with paved pathway and paved steps to the front door, as well as a brick built storage cupboard. There is allocated parking for one vehicle. To the rear, the garden is laid to lawn incorporating a paved area.

Situated in Outwood this property is ideally located for all local shops and amenities including walking distance to the local co-op. It is easily located for good bus routes and only a short drive away to Wakefield city centre for those looking to commute further afield.

In ready to move into condition, this property is ideal for those looking to downsize and a viewing comes highly recommended to avoid disappointment.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



#### ACCOMMODATION

##### ENTRANCE PORCH

Composite front entrance door leading into the entrance porch. Further door into the hallway.

##### HALLWAY

Electric storage heater and doors leading to the kitchen, lounge/diner, two bedrooms, wet room and storage cupboard.

##### KITCHEN

7'10" x 11'3" [2.41m x 3.43m]

Range of modern fitted wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, four ring electric hob with extractor hood above, integrated oven, space and plumbing for a washing machine, dryer and fridge/freezer. UPVC double glazed window to the front.

##### LOUNGE/DINER

18'3" x 11'10" [5.57m x 3.62m]

Coving to the ceiling, two ceiling roses, two electric storage heaters, electric fireplace with marble hearth, surround and wooden mantle.

UPVC double glazed window and door to the rear. Access to spacious storage cupboard (0.89m x 2.94m).



##### BEDROOM ONE

12'7" x 13'1" [max] x 10'9" [min] [3.84m x 3.99m [max] x 3.3m [min]]

UPVC double glazed window to the rear, electric storage heater, fitted wardrobes and coving to the ceiling.



##### BEDROOM TWO

11'4" x 9'4" [3.46m x 2.87m]

Fitted wardrobes, electric storage heater and UPVC double glazed window to the front.



##### WET ROOM/W.C.

6'2" x 7'1" [max] x 4'2" [min] [1.88m x 2.17m [max] x 1.29m [min]]

Extractor fan, ladder style radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Electric shower and frosted glass shower screen.



#### OUTSIDE

To the front the garden is laid to lawn with a paved pathway and paved steps to the front door. There is a brick built outside storage cupboard and allocated parking space for one vehicle. To the rear, the garden is laid to lawn incorporating a small paved area.



#### LEASEHOLD

The service charge is £1366.00 [pa]. The remaining term of the lease is 155 years [2024]. 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 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 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.