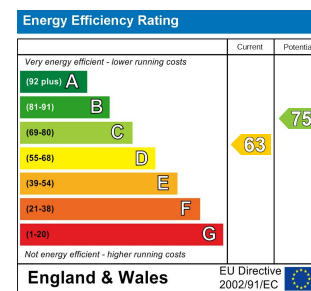
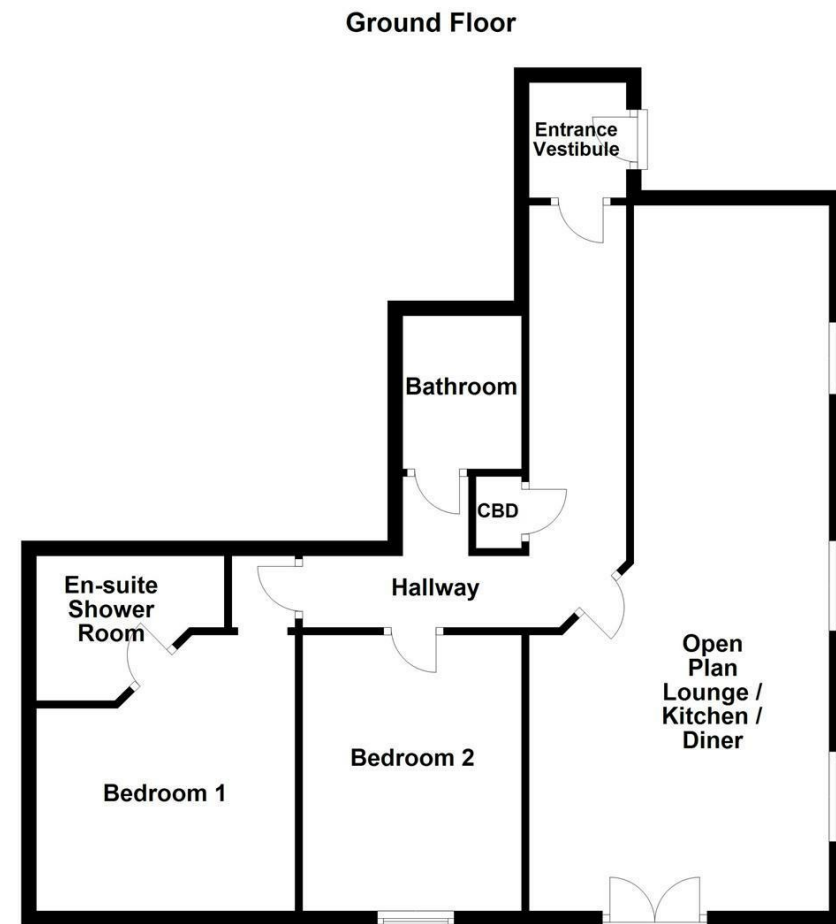




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



16 Rivermead Court, Wakefield, WF2 7AP

For Sale Leasehold £95,000

Situated only a short distance from Wakefield city centre is this two bedroom second floor apartment benefitting from well proportioned accommodation throughout, en suite facilities and a gated car park with allocated parking.

The property briefly comprises of the entrance vestibule, hallway providing access to two bedrooms (with bedroom one boasting en suite shower room/w.c.), bathroom/w.c. and open plan lounge kitchen diner. Outside there is a gated car park with allocated parking for one vehicle.

The property is well placed for access to local amenities including shops, schools, bus routes and easy access to Wakefield's train stations and the motorway network for those wishing to commute further afield.

This property would make an ideal purchase for a range of buyers including first time buyers, those looking to downsize or investors. Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised.



ACCOMMODATION

ENTRANCE VESTIBULE

Door to a hallway.

HALLWAY

Wall mounted heater, coving to the ceiling, spotlights to the ceiling, loft access and doors to the open plan lounge kitchen diner, two bedrooms and the bathroom.

OPEN PLAN LOUNGE KITCHEN DINER

30'9" x 15'5" [max] x 8'5" [min] [9.39m x 4.7m [max] x 2.59m [min]]

Two wall mounted heaters, three UPVC double glazed windows to the side, set of UPVC double glazed French doors leading out to Juliet balcony to the front, partial spotlights to the ceiling and coving to the ceiling. Range of 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, integrated oven with extractor hood above, space and plumbing for a washing machine and space for a fridge/freezer.



BEDROOM ONE

11'4" x 15'6" [max] x 8'9" [min] [3.47m x 4.74m [max] x 2.67m [min]]

UPVC double glazed window to the front, door to the en suite shower room and wall mounted heater.



EN SUITE SHOWER ROOM/W.C.

6'5" x 8'0" [max] x 4'3" [min] [1.96m x 2.45m [max] x 1.31m [min]]

Low flush w.c., pedestal wash basin with mixer tap, wall mounted radiator, spotlights to the ceiling, extractor fan, shower cubicle with shower head attachment and glass shower screen.



BEDROOM TWO

12'2" x 9'7" [3.72m x 2.94m]

Wall mounted heater and UPVC double glazed window to the front.

BATHROOM/W.C.

6'8" x 5'8" [2.04m x 1.73m]

Spotlights to the ceiling, extractor fan, electric radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and partially tiled.



OUTSIDE

There is an allocated car park with electric gated entry.



LEASEHOLD

The service charge is £832.96 [pa] and ground rent £201.96 [pa]. The remaining term of the lease is 978 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.