



WAKEFIELD
01924 291 294

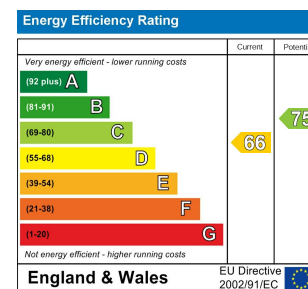
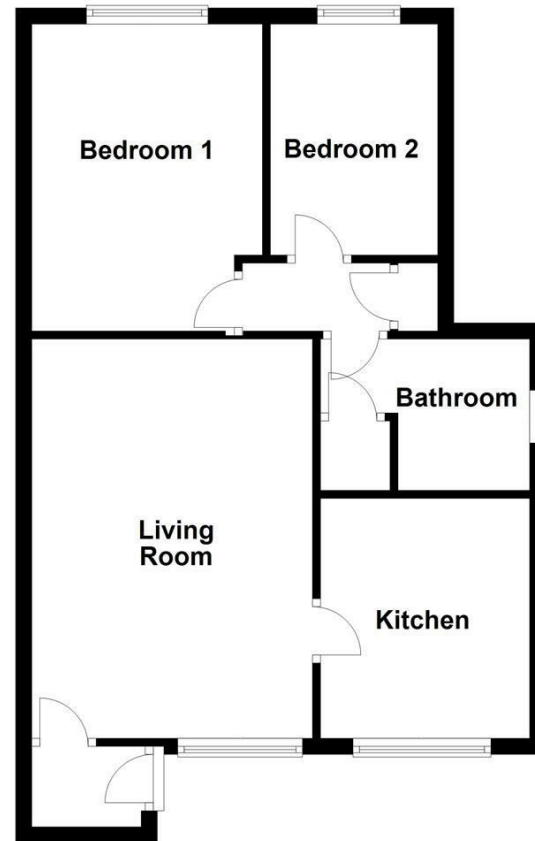
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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.



59 Cricketers Approach, Wrenthorpe, Wakefield, WF2 0JH

For Sale Leasehold £90,000

Available to cash buyers only, a two bedroomed ground floor apartment with double glazing and gas fired central heating. Available on a 58 year lease to cash buyers only - Please ask for further details.

With UPVC sealed unit double glazed windows and gas fired central heating system, this comfortable two bedroomed apartment is approached via a private entrance hallway which opens into a well proportioned living room. There is a separate kitchen which is fitted with a modern range of cream fronted wall and base units. An inner hallway then leads to two well proportioned bedrooms that looks out to the rear. The property is completed by a bathroom fitted with a three piece white and chrome suite. Outside, the property has a modest garden to the front with two allocated parking spaces round to the rear.

The property is situated towards the head of a cul-de-sac in this highly sought after residential area on the fringe of Wrenthorpe. Wrenthorpe itself offers a good range of local shops, schools and recreational facilities and is ideally placed for ready access into the broader range of amenities in the centre of Wakefield. The national motorway network is readily accessible.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

4'7" x 3'3" [1.4m x 1.0m]

UPVC entrance door, fitted cupboard and inner door to the living room.

LIVING ROOM

16'4" x 11'5" [5.0m x 3.5m]

Window to the front and two central heating radiators.



KITCHEN

9'10" x 8'6" [3.0m x 2.6m]

Window to the front and fitted with a good range of cream fronted wall and base units with laminate worktops incorporating stainless steel sink unit. Four ring stainless steel gas hob with matching filter hood over, built in oven, integrated fridge and freezer and space and plumbing for a washing machine. Matching breakfast bar and central heating radiator.

INNER HALLWAY

Providing access to both bedrooms and the bathroom. Built in linen cupboard.

BEDROOM ONE

12'5" x 9'6" [3.8m x 2.9m]

Window to the rear and a central heating radiator.



BEDROOM TWO

9'6" x 6'10" [2.9m x 2.1m]

Window to the rear and central heating radiator.

BATHROOM/W.C.

8'6" x 6'2" [2.6m x 1.9m]

Frosted window to the side, fitted with a three piece white and chrome suite comprising panelled bath with triton electric shower over, pedestal wash basin and low suite w.c. Central heating radiator, tiled walls and built in airing cupboard housing the insulated hot water cylinder.



OUTSIDE

To the front the property has a small garden area. Whilst round to the rear, the property benefits from two parking space.

LEASEHOLD

There is a fee charged by Simarc if the flat is let for a new tenant the charge is £144 however if it is the same tenant renewing the charge is [both inc vat]. There is a peppercorn ground rent and the

remaining term of the lease is 58 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 A.

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.