



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.



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



17 Chantry Waters Waterside Way, Wakefield, WF1 5ED

For Sale Leasehold £94,950

Situated on the fringe of Wakefield city centre overlooking the Calder & Hebble Navigation is this one bedroom second floor apartment benefitting from spacious reception room and off road parking.

The property briefly comprises of the entrance hall with access to the open plan lounge/kitchen/diner, bedroom, bathroom/w.c. and storage cupboard. Outside, the property has an allocated parking space.

This property would make an ideal purchase for a range of buyers including first time buyers or professional couples looking to move to the area. It is aptly places for local amenities and transport links and is within walking distance of Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Spotlights to the ceiling, intercom system, doors leading to the open plan lounge/kitchen/diner, bedroom, bathroom and storage cupboard.

OPEN PLAN LOUNGE/KITCHEN/DINER

23'2" x 17'3" [max] x 7'8" [min] [7.08m x 5.27m [max] x 2.35m [min]]

Wall mounted heater, three timber framed double glazed windows to the side and rear, spotlight to the ceiling, access to a storage cupboard housing the water tank. Fitted kitchen with a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated oven with stainless steel extractor hood above, extractor fan, integrated under counter fridge/freezer and integrated washing machine.



BEDROOM

10'7" x 16'1" [3.23m x 4.92m]

Timber framed double glazed windows to the side and rear and wall mounted heater.



BATHROOM/W.C.

6'6" x 5'6" [1.99m x 1.68m]

Spotlights to the ceiling, chrome style ladder radiator, shaver socket point, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and panelled bath with mixer tap and shower head attachment.



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.

OUTSIDE

There is an allocated parking space.

LEASEHOLD

The service charge is £2,191.88 [pa] and ground rent £250 [pa]. The remaining term of the lease is 137 years [2024]. A copy of the lease is held on our file at the Wakefield office [2024].

COUNCIL TAX BAND

The council tax band for this property is B.