

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 168 HENDAL LANE, WAKEFIELD, WF2 7PE

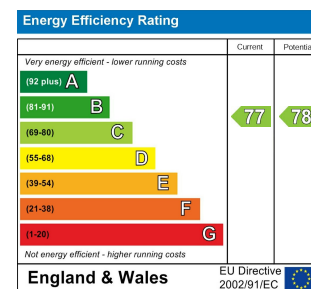
**For Sale Leasehold £120,000**

Ideally situated for local shops and schools is this two bedroom first floor apartment benefitting from well proportioned accommodation, office and spacious reception room.

The property fully comprises of entrance hall with steps leading up to the first floor providing access to the office room, living room, kitchen, two bedrooms and bathroom/w.c. Outside there is a brick built outside store.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendal Lane Primary School which is 2-3 minutes walk. The property boasts great access to Newmillerdam Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away.

Ideal for the first time buyer, couple or those looking to downsize, an early viewing is highly recommended.



### 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.

### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door and stairs to the first floor landing.

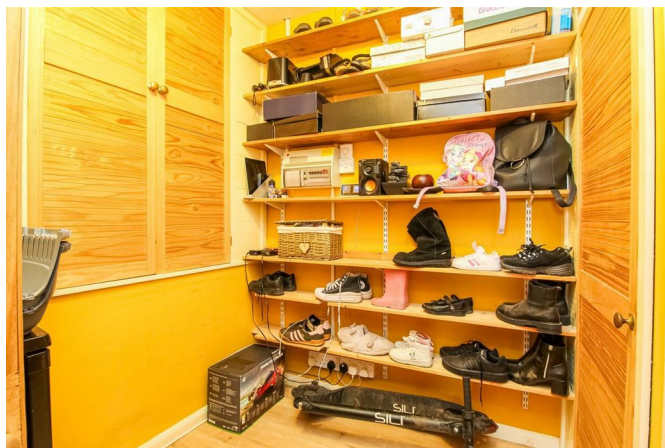
##### FIRST FLOOR LANDING

Access to two bedrooms, office, living room, kitchen and bathroom. Partial picture rail and central heating radiator. Loft access the boarded loft with power and light within.

##### OFFICE

5'5" x 6'5" [1.67m x 1.97m]

Access to an upstairs storage cupboard, two further storage cupboards and fitted shelving units.



#### BEDROOM ONE

8'9" x 12'4" [2.68m x 3.77m]

Central heating radiator, UPVC double glazed window to the rear and picture rail.



#### BEDROOM TWO

6'7" x 12'4" [2.01m x 3.77m]

Central heating radiator, coving to the ceiling, picture rail and UPVC double glazed window to the rear.



#### BATHROOM/W.C.

6'2" x 7'9" [1.88m x 2.37m]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin and bath with electric shower head attachment.



#### KITCHEN

9'9" x 9'9" [2.98m x 2.98m]

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. Integrated oven, four ring gas hob with stainless steel extractor hood above, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the front and central heating radiator.

#### LIVING ROOM

12'4" x 13'3" [3.77m x 4.05m]

UPVC double glazed window to the rear, coving to the ceiling, picture rail and central heating radiator.



#### OUTSIDE

There is a brick built outside store.

#### LEASEHOLD

The service charge is £276.37 [pa] and ground rent £10.00 [pa]. The remaining term of the lease is 94 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 TBC.

#### 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.