



WAKEFIELD  
01924 291 294

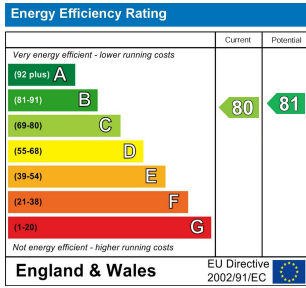
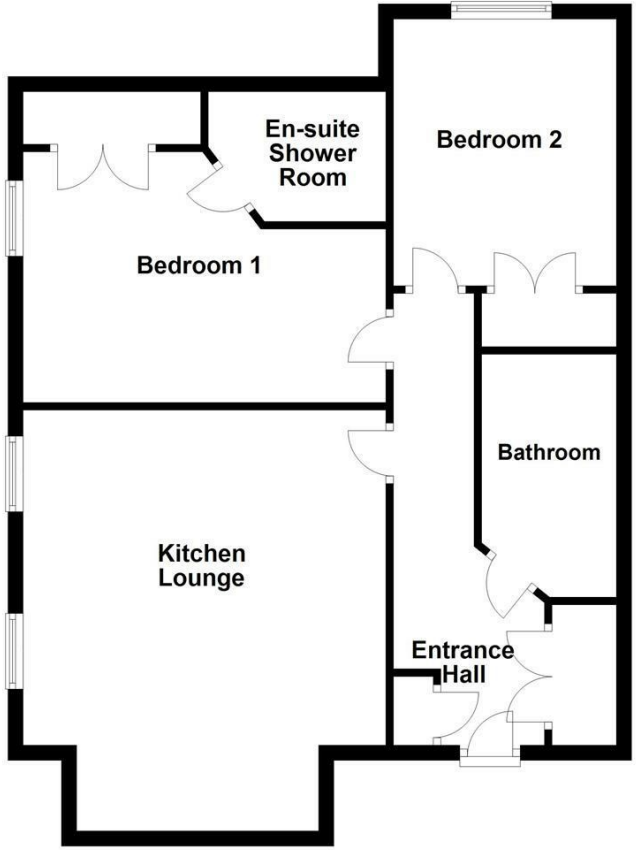
OSSETT  
01924 266 555

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.



**42 West Green Avenue, Barnsley, S71 5SG**  
**For Sale Leasehold £105,000**

Superbly appointed throughout is this spacious two double bedroom ground floor apartment benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises communal entrance hallway, entrance hall, open plan lounge and modern fitted kitchen, two double bedroom, bedroom one with en suite shower room/w.c. in addition to the main bathroom/w.c. Attractive communal gardens and allocated parking for one vehicle to the rear.

The property is well placed to local amenities including shops and schools, local bus routes are nearby. Fantastic opportunity for the first time buyer, couple or those looking to downsize. An early viewing comes highly recommended to avoid disappointment.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Entrance door.

### ENTRANCE HALL

Telephone intercom, radiator, doors to the lounge/kitchen, two bedrooms and bathroom/w.c. Double storage cupboard. Door to cloaks, radiator, recess ceiling spotlights.

### BATHROOM/W.C.

5'5" x 7'10" [1.66m x 2.41m]

Low flush w.c., wash basin over pedestal, panelled bath with mixer shower, tiled walls and floor, heated chrome towel radiator, recess ceiling spotlights.



### LOUNGE/KITCHEN

16'7" x 15'3" max x 11'9" min [5.08m x 4.66m max x 3.60m min]

Contemporary kitchen area with gloss wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob, integrated oven and grill, stainless steel back and filter hood over. Integrated fridge and freezer, integrated dishwasher, integrated washing machine, tiled splashbacks, boiler [housed] and wood effect flooring. The lounge area has a UPVC double glazed window to the rear, two radiators.



### BEDROOM ONE

12'0" x 10'11" max x 7'6" min [3.66m x 3.33m max x 2.29m min]

UPVC double glazed window to the rear, radiator and door to the en suite shower room/w.c. Built in wardrobes.



### EN SUITE SHOWER ROOM/W.C.

6'3" x 5'1" [1.93m x 1.57m]

Low flush w.c., pedestal wash basin, shower cubicle with mixer shower, tiled walls and floor, heated chrome towel radiator, recessed ceiling spotlights.



### BEDROOM TWO

9'0" x 10'11" [2.76m x 3.35m]

Fitted wardrobes to one wall, UPVC double glazed window to the side, radiator.



### OUTSIDE

There are attractive communal garden areas. Allocated parking to the rear.

### LEASEHOLD

The service charge is £74 [PCM] and ground rent £100 [PA]. The remaining term of the lease is 111 years [2024]. A copy of the lease is held on our file at the Normanton office.

### COUNCIL TAX BAND

The council tax band for this property is A.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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 Pontefract office and they will be pleased to arrange a suitable appointment.