Richard Kendall Estate Agent

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50 Gleneagles Drive, Normanton, WF6 1WD

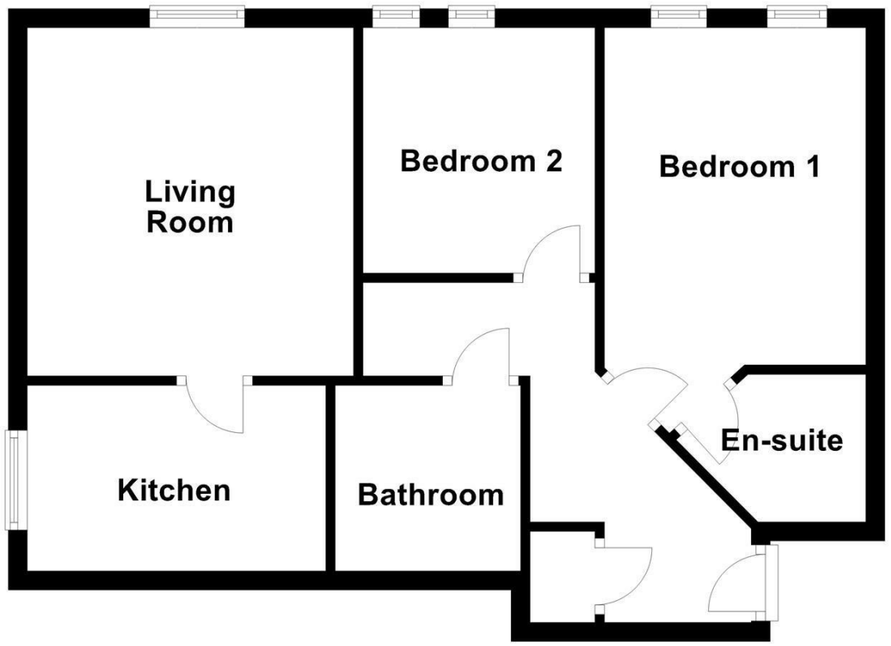
For Sale Leasehold £110,000

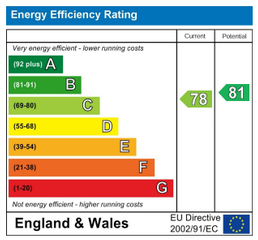
A well presented and deceptively spacious two bedroomed top floor (second floor) apartment with en suite to the main bedroom and very pleasant views out to the side and rear.

With modern electric wall heaters and sealed unit double glazed windows, this comfortable top floor apartment is approached via a communal entrance hallway that has an intercom system and leads through to a private entrance hall which has a useful airing cupboard and separate storage cupboard. The living room is of good proportions and overlooks the gardens and trees to the rear. The kitchen is fitted with a good range of units with integrated cooking facilities. The principal bedroom has an en suite shower room with the second bedroom served by a bathroom which has been re-fitted with a three piece white and chrome suite. Outside, the property has communally managed gardens together with an allocated parking space in the car park.

The property is situated in this popular residential area on the southern fringe of the town of Normanton within easy reach of a good range of local shops, schools and recreational facilities. The town centre itself offers a broader range of amenities including its own railway station and ready access to the national motorway.

Top 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.



ACCOMMODATION

COMMUNAL ENTRANCE HALL
Entry intercom system and stairs to the second floor.

SECOND FLOOR PRIVATE ENTRANCE HALL
Panelled front entrance door, electric wall heater, built in cupboard housing the insulated and pressurized hot water cylinder. Further useful storage cupboard, entry intercom system and loft access hatch.

LIVING ROOM
12'1" x 11'1" (3.7m x 3.4m)
Window enjoying the views to the rear, electric wall heater and doorway through to the adjoining kitchen.



KITCHEN
10'2" x 6'2" (3.1m x 1.9m)
A good range of light wood grain effect wall and base units with contrasting dark laminate work surfaces and tiled splash backs. Inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Window to the side.

BEDROOM ONE
11'5" x 9'2" (3.5m x 2.8m)
Views over the garden and greenery to the rear, electric wall heater and fitted wardrobe.



EN SUITE/W.C.
5'2" x 5'2" (max) (1.6m x 1.6m (max))
Fitted with a three piece suite comprising corner shower cubicle with electric shower, wall mounted wash basin and low suite w.c. Heated towel rail, electric wall heater and extractor fan.



BEDROOM TWO
8'6" x 8'2" (2.6m x 2.5m)
Window enjoying the views to the rear and electric wall heater.



BATHROOM/W.C.
6'6" x 6'6" (2.0m x 2.0m)
A well proportioned bathroom fitted with a modern white and chrome three piece suite comprising panelled bath, pedestal wash basin and low suite w.c. Part tiled walls, electric wall heater, heated towel rail and extractor fan.



OUTSIDE
There are communal gardens and an allocated parking space.



LEASEHOLD
The service charge is £1,680.00 (pa) and ground rent £150.00 (pa) which is reviewed every 25 years. The remaining term of the lease is 102 years 2025). A copy of the lease is held on our file at the Wkefield 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 Normanton 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.