Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



4 Ashwood Court, Normanton, WF6 1WQ

For Sale Leasehold £130,000

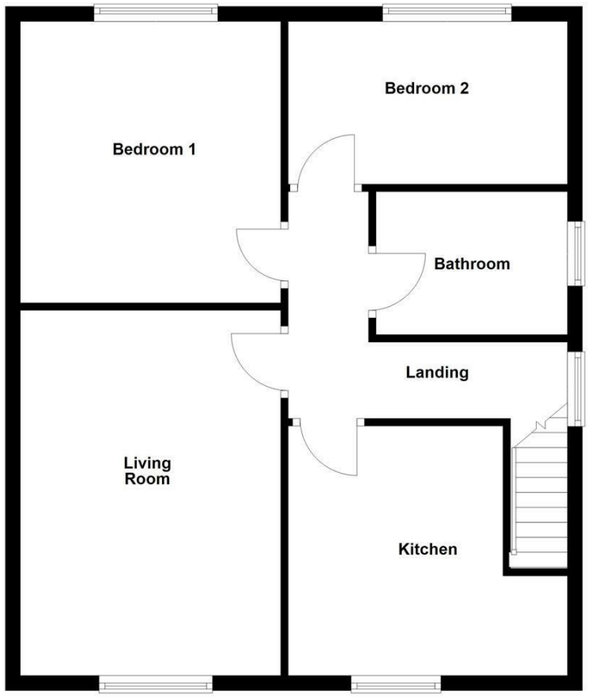
Proudly introducing to the market is this top floor two bedroom apartment, ideally situated in Normanton, Wakefield.

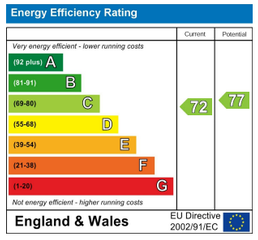
The property briefly comprises a private entrance with a staircase rising to the first floor landing, which benefits from loft access. From the landing, there are doors leading to a fitted kitchen incorporating a range of integrated appliances and housing the gas combination boiler. The lounge is a bright and spacious room, featuring a front facing double glazed UPVC window. The accommodation is further complemented by a three piece bathroom suite and two generously sized double bedrooms. Externally, the property benefits from a designated off road parking space within a nearby parking area. Additional features include gas central heating and double glazed UPVC windows throughout.

Ideally suited to first time buyers, young families, and investors alike, the property is conveniently located close to Normanton town centre, offering a wide range of local amenities, shops, and schools. Excellent transport links are also nearby, including Normanton train station and easy access to motorway networks, making it ideal for commuting.

Offered to the market with vacant possession and no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

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.



ACCOMMODATION

ENTRANCE
Upon entrance to the property, a front entrance door leads into the entrance hall, with a staircase rising to the first floor accommodation.

LANDING
Being situated on the upper floor of the complex, the landing features carpeted flooring, a central heating radiator, a double glazed UPVC window to the side elevation, loft access, and doors leading to the kitchen, lounge, both bedrooms, and the house bathroom.

KITCHEN
10'11" x 8'11" (3.34m x 2.72m)

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, incorporating a stainless steel sink unit with mixer tap and drainer. The kitchen also benefits from linoleum flooring, a central heating radiator, gas combination boiler, and spotlights to the ceiling. There is space and plumbing for a washing machine, an integrated cooker with four ring gas hob, and a double glazed UPVC window to the front elevation.



LIVING ROOM
11'3" x 15'11" (3.45m x 4.86m)

A spacious reception room featuring carpeted flooring, a central heating radiator, and a double glazed UPVC window to the front elevation.



BEDROOM ONE
12'4" x 11'4" (3.78m x 3.47m)

A double bedroom with carpeted flooring, central heating radiator, and a double glazed UPVC window to the rear elevation.



BEDROOM TWO
7'5" x 12'2" (2.28m x 3.71m)

A further double bedroom featuring carpeted flooring, central heating radiator, and a double glazed UPVC window to the rear elevation.



BATHROOM
8'4" x 5'4" (2.56m x 1.63m)

A fully tiled bathroom fitted with a three piece suite comprising a panelled bath with hot and cold taps and electric shower over, pedestal wash basin with hot and cold taps, and low flush WC. Additional features include spotlights to the ceiling, a heated towel radiator, and a frosted double glazed UPVC window to the side elevation.



OUTSIDE
Externally, the property benefits from an allocated off road parking space for one vehicle, along with a laid-to-lawn communal area.

LEASEHOLD
The service charge is £70 (PCM) and ground rent £75 (pa). The remaining term of the lease is 102 years (2026). 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.

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.

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

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.