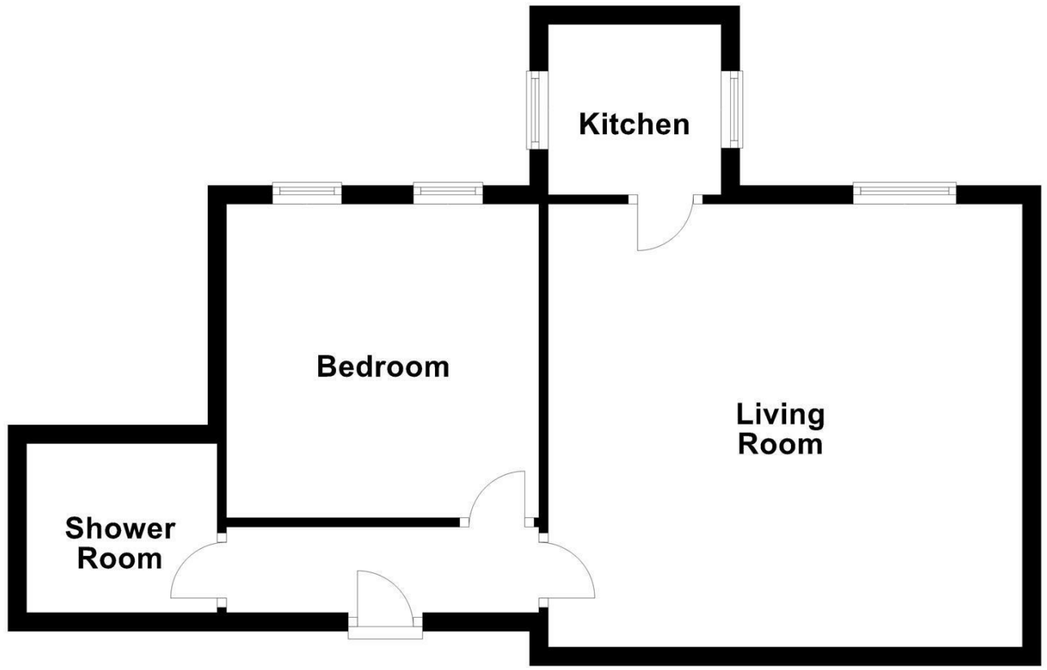
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



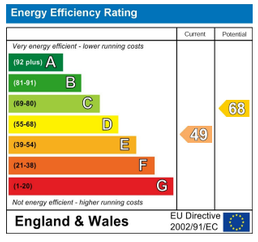
101 Northgate Lodge, Skinner Lane, Pontefract, WF8 1LZ

For Sale Leasehold £90,000

A characterful and deceptively spacious one bedroomed ground floor apartment forming part of this historic building with lovely high ceilings and character features.

With a modern electric heating system, this thoughtfully updated and attractively presented apartment is approached via a communal entrance hall that has an entry intercom system. The private entrance hall has an airing cupboard off and leads through into an atmospheric living room that takes full advantage of the high ceilings and has views out to the rear. The compact kitchen has been re-fitted to an excellent standard with modern units and integrated appliances. The double bedroom is of generous proportions and has fitted wardrobes and the shower room has been re-fitted to an excellent standard with a modern suite. The property stands in communally managed gardens and benefits from allocated parking and visitor parking.

The property forms part of this well regarded development that sits on the fringe of the town centre of Pontefract within very easy reach of a good range of shops, schools and recreational facilities. Pontefract has three railway stations and ready access to the motorway network.



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 HALLWAY
Entry intercom system.

PRIVATE ENTRANCE HALL
11'1" x 2'11" (3.4m x 0.9m)
Panelled front entrance door, electric wall radiator and built in airing cupboard housing the pressurised hot water cylinder.

LIVING ROOM
16'8" x 15'8" (5.1m x 4.8m)
Sash window to the rear and taking full advantage of the ceiling heights to create a grand feeling room with an electric wall radiator and a range of kitchen style fitted units to create more storage with laminate work top.

KITCHEN
6'2" x 5'10" (1.9m x 1.8m)
Stylish arched sash windows to two sides and re-fitted to a lovely standard with a contemporary style range of wood effect wall and base units with laminate work tops and brick set tiled splash backs. Inset stainless steel sink unit, ceramic four ring hob with filter hood over, built in oven, integrated fridge and integrated washing machine. Electric wall radiator.

DOUBLE BEDROOM
11'1" x 11'1" (3.4m x 3.4m)
Two sash windows to the rear, electric wall heater and range of tall fitted wardrobes.

SHOWER ROOM/W.C.
6'10" x 5'10" (2.1m x 1.8m)
Re-fitted to an excellent standard with a three piece white and chrome suite comprising wide shower cubicle with glazed screen, vanity wash basin with drawers under and low suite w.c. Quality wall tiling, chrome ladder style heated towel rail and extractor fan.

OUTSIDE
There is allocated parking and visitor parking.

LEASEHOLD
The approximate service charge is £1,125 (pa) and ground rent £25 (pa). The remaining term of the lease is 92 years (2023). 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.

VIEWINGS
To view please contact our Pontefract 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.