Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

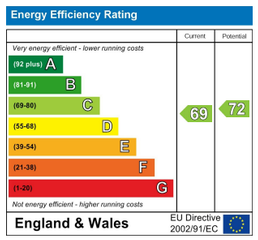
7 Moulton Chase, Hemsworth, Pontefract, WF9 4DU

For Sale Leasehold £95,000

A deceptively spacious two bedroom ground floor apartment with an en suite to the principal bedroom and an allocated parking space.

With an electric heating system and sealed unit double glazed windows, this modern purpose built apartment is situated on the ground floor and is approached via a communal entrance hall with entry intercom system. The private entrance hall has a built in cloaks cupboard, as well as a separate airing cupboard. The main living space is a well proportioned room which encompasses the living room, dining and kitchen. The principal bedroom has an en suite shower room and the second double bedroom is served by a modern white and chrome bathroom. Outside the property stands in communally managed gardens with an allocated parking space.

The property is situated in this popular residential area within easy reach of the good range of local shops, schools and recreational facilities offered by Hemsworth. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.



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, private entrance hall with built in cloaks cupboard and separate built in airing cupboard which houses the insulated and pressurised hot water cylinder.

LIVING DINING KITCHEN
17'4" x 14'1" (5.3m x 4.3m)
Juliet balcony and window to the front with a further window to the side. Two night storage heaters and to the kitchen area, a good range of modern wall and base units with laminate work tops and tiled splash backs. Matching island unit with an inset ceramic hob with filter hood over, built in oven and integrated fridge and freezer. Stainless steel sink unit, integrated washing machine and integrated dishwasher.

BEDROOM ONE
16'4" x 8'6" (5.0m x 2.6m)
Windows to both the side and rear, electric wall heater and two double fronted fitted wardrobes.

EN SUITE SHOWER ROOM/W.C.
5'6" x 5'2" (1.7m x 1.6m)
Frosted window to the rear, part tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle, pedestal wash basin and low suite w.c. Wall mounted electric fan heater and extractor fan.

BEDROOM TWO
11'9" x 9'2" (3.6m x 2.8m)
Window to the rear and electric wall heater.

BATHROOM/W.C.
5'6" x 5'2" (1.7m x 1.6m)
Three piece white and chrome suite comprising P-shaped shower bath, pedestal wash basin and low suite w.c. Heated towel rail and extractor fan.

OUTSIDE
The property stands in communally managed gardens with an allocated parking space.

LEASEHOLD
The ground rent is £150 (pa) and management fee £1468.34 (pa). The remaining term of the lease is 980 years (2023). A copy of the lease is held on our file at the Pontefract 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 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.

PLEASE NOTE
The photos for this property were taken prior to a tenant moving in.

PLEASE NOTE
The property is also currently for rent for £750 pcm.