



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.



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

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



83 Carnforth Avenue, Wakefield, WF1 2GE
For Sale Leasehold 50% Shared Ownership Guide Price £85,000 - £90,000

An attractive and well presented two bedroom third floor apartment benefitting from UPVC double glazing and central heating, situated in this popular modern development within easy reach of the city centre and Westgate Train Station. Offered for sale on a 50% shared ownership basis with Leeds Federated Housing Association, Terms & Conditions Apply.

The accommodation briefly comprises communal entrance lobby with intercom access and staircase to the third floor, apartment entrance hall, open plan kitchen/dining/living room, two double bedrooms and the bathroom/w.c. Outside, there is one allocated parking space plus visitor parking passes available.

There is zoned heating control within the apartment, with programmable thermostats located in both the entrance hall and living area.

The property situated in this modern development just a stone's throw away from Wakefield city centre and a range of amenities including local shops, schools, bus routes and within walking distance of Westgate mainline railway station for those wishing to commute further afield. The motorway network is also easily accessible.

This property will make an ideal home for the commuter, single professional or couple looking to gain access onto the property market and an internal viewing is essential to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Accessed via a solid timber entrance door, the welcoming entrance hall benefits from a central heating radiator, and a useful storage cupboard with fitted coat hooks. Doors provide access to both bedrooms, the house bathroom, and the open plan living kitchen.

OPEN PLAN LIVING KITCHEN

16'7" x 18'4" [max] x 15'3" [min] [5.08m x 5.61m [max] x 4.66m [min]]

A bright and spacious open plan living area benefitting from two large UPVC double glazed windows overlooking the front elevation and two central heating radiators. The kitchen area is fitted with a range of modern wall and base units with laminate work surfaces and tiled splashbacks. Integrated appliances include an oven and grill with four-ring ceramic hob, stainless steel splashback and extractor hood, fridge and separate freezer, and washer dryer. There is also a stainless steel sink and drainer with swan-neck mixer tap, tiled flooring, inset spotlights to the

ceiling, and a cupboard housing the Worcester Bosch condensing boiler.



BEDROOM ONE

10'11" x 9'10" [max] x 8'7" [min] [3.34m x 3.02m [max] x 2.62m [min]]

A spacious double bedroom featuring a large UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM TWO

9'10" x 10'4" [3.01m x 3.17m]

Benefitting from a UPVC double glazed window to the rear elevation and a central heating radiator.



BATHROOM

6'5" x 6'9" [1.96m x 2.06m]

Appointed with a modern three piece suite comprising a panelled bath with glazed shower screen, mixer tap, and mixer shower over, pedestal wash basin with mixer tap and tiled splashback, and a low flush WC. The room further benefits from fully tiled flooring, tiling to the bath area, a frosted UPVC double glazed window to the side elevation, extractor fan, and a central heating radiator.



OUTSIDE

To the rear of the property is an allocated block paved parking space, numbered 83. The property occupies an attractive position within well maintained landscaped communal gardens and is conveniently situated close to Wakefield Westgate railway station, making it ideal for commuters.

LEASEHOLD

The service charge is £69.33 [PCM], the buildings insurance is £5.52 [PCM], the sinking fund is £11.45 [PCM] and the ground rent is £216.21 [PCM]. The remaining term of the lease is 117 years [2026]. A copy of the lease is held on our file at the Wakefield 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.

EPC RATING

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

VIEWINGS

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