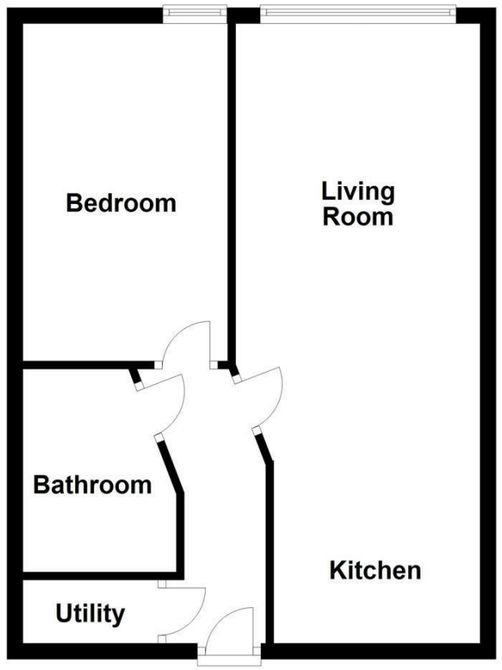
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Second Floor





19 Mulberry House, Burgage Square, Wakefield, WF1 2SE

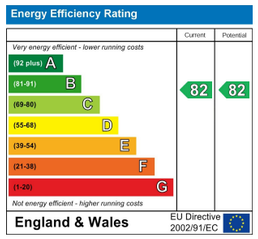
For Sale Leasehold £70,000

A stylish and attractively presented second floor apartment in this sought after city centre location, close to Westgate railway station and all of the city centre facilities and benefitting from an allocated parking space in the nearby multi-storey car park.

This well maintained apartment is approached via a communal entrance hall that has a video entry system and a lift to all floors. The property also benefits from the use of a secure bike storage area. The private entrance hall has a utility cupboard off and leads through into a contemporary style living room that flows straight through into the adjoining modern fitted kitchen. The bedroom is of good proportions and the bathroom is fitted to an excellent standard.

The property is heated by central heating radiators that are powered by communal central heating boiler which provides each apartment with metered heating and hot water.

The property sits in the heart of Wakefield city centre within walking distance of the broad range of shopping, dining and recreational facilities as well as being situated across the road from the main Westgate train station with direct trains to Leeds, London, Sheffield and York.



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
Video entry intercom system, lift to all floors.



SECOND FLOOR PRIVATE ENTRANCE HALL
Laminate flooring.

UTILITY ROOM
5'7" x 4'7" (1.7 x 1.4)
Central heating system and space and plumbing for a washing machine.

BATHROOM
7'3" x 6'3" (2.2 x 1.9)
Attractively fitted in a contemporary style with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, wall mounted wash basin and low suite w.c. with concealed cistern. Mosaic style wall tiling and tiled floor, chrome ladder heated towel rail, electric shaver socket and extractor fan.



BEDROOM
13'9" x 8'6" (4.2 x 2.6)
With a window to the rear and a central heating radiator.



LIVING ROOM
17'5" x 10'2" (5.3 x 3.1)
Large picture window, central heating radiator, laminate flooring and video entry system.



KITCHEN
8'6" x 7'3" (2.6 x 2.2)
Fitted with a range of gloss white fronted wall and base units with Corian style worktops and matching upstands and a stainless steel splashback, inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven and integrated fridge.

OUTSIDE
There is an allocated parking space in the nearby multi-storey car park.

LEASEHOLD
The service charge is £2,250.00 (pa) and ground rent £250.00 (pa). The remaining term of the lease is 234 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 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 Wakefield 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.