



WAKEFIELD  
01924 291 294

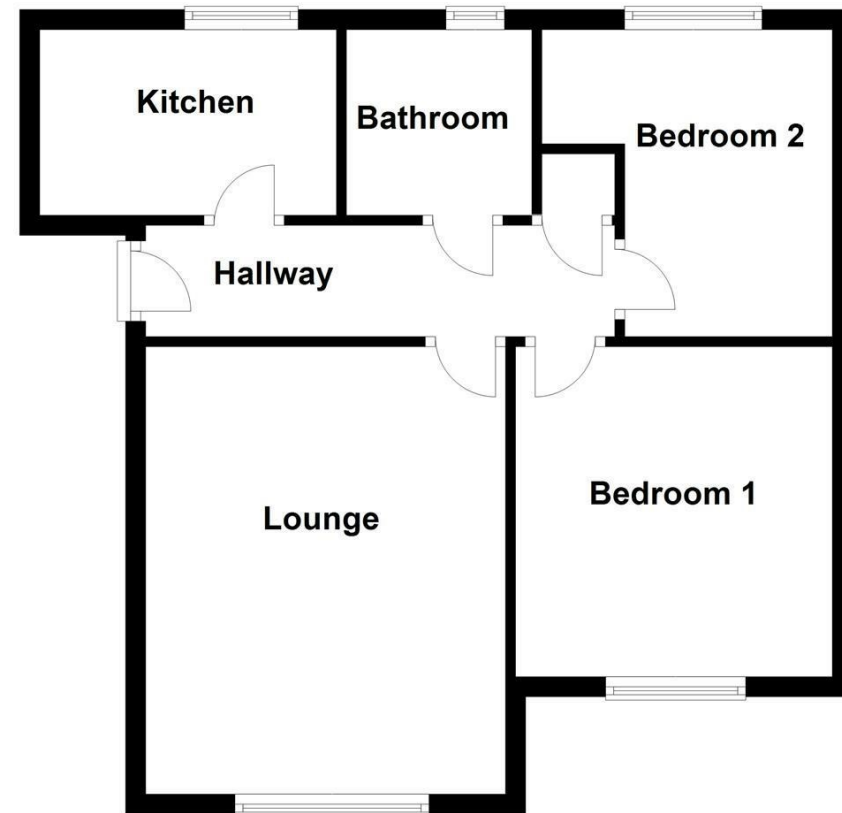
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



## 39 Brackendale Road, Wakefield, WF2 8WA

For Sale Leasehold £89,950

Enjoying a tucked away position within this popular development is this well presented first floor, two bedroom apartment. The property benefits from electric storage heating and is well planned throughout.

The accommodation briefly comprises a communal entrance hallway, private entrance hall, modern fitted kitchen, spacious lounge, two bedrooms and a bathroom. Externally, there are well maintained communal garden areas together with an allocated parking space for one vehicle.

The property is conveniently located for local shops, schools and amenities, with Thornes Park, medical facilities and public transport links all close by.

Offered for sale with no onward chain and vacant possession, this property would make an ideal purchase for a first-time buyer, couple, downsizer or investor. Early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Entrance door leading into the hallway with stairs to the first floor. The hallway provides access to the kitchen, lounge, two bedrooms, bathroom and heating cupboard. Features include a wall-mounted storage heater, telephone intercom and storage space.

### LOUNGE

11'11" x 14'11" [3.65m x 4.55m]

UPVC double glazed window to the front, electric storage heater, and an electric fire with modern surround.



### KITCHEN

6'2" x 9'10" [1.90m x 3.0m]

UPVC double glazed window. Modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, 1½ bowl sink with drainer and mixer tap, integrated oven and grill, electric hob with stainless steel extractor hood above, plumbing for an automatic washing machine, and space for a fridge/freezer.

### BEDROOM ONE

10'9" x 10'1" [3.28m x 3.09m]

UPVC double glazed window and an electric storage heater.



### BEDROOM TWO

10'2" x 9'5" [max] x 6'8" [min] [3.11m x 2.89m [max] x 2.05m [min]]

UPVC double glazed window and a wall mounted storage heater.



### BATHROOM

6'2" x 6'0" [1.89m x 1.84m]

UPVC double glazed window to the rear, tiled splashback, partial tiling around the bath. Fitted with a pedestal wash hand basin, low flush WC, and panelled bath with mixer tap and shower over.



### OUTSIDE

Allocated parking space for one vehicle.

### LEASEHOLD

The service charge is £1,212.96 [pa] and ground rent £133.79 [pa]. The remaining term of the lease is 109 years [2026]. A copy of the lease is held on our file at the Wakefield office.

### LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall

Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

### 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.