



WAKEFIELD  
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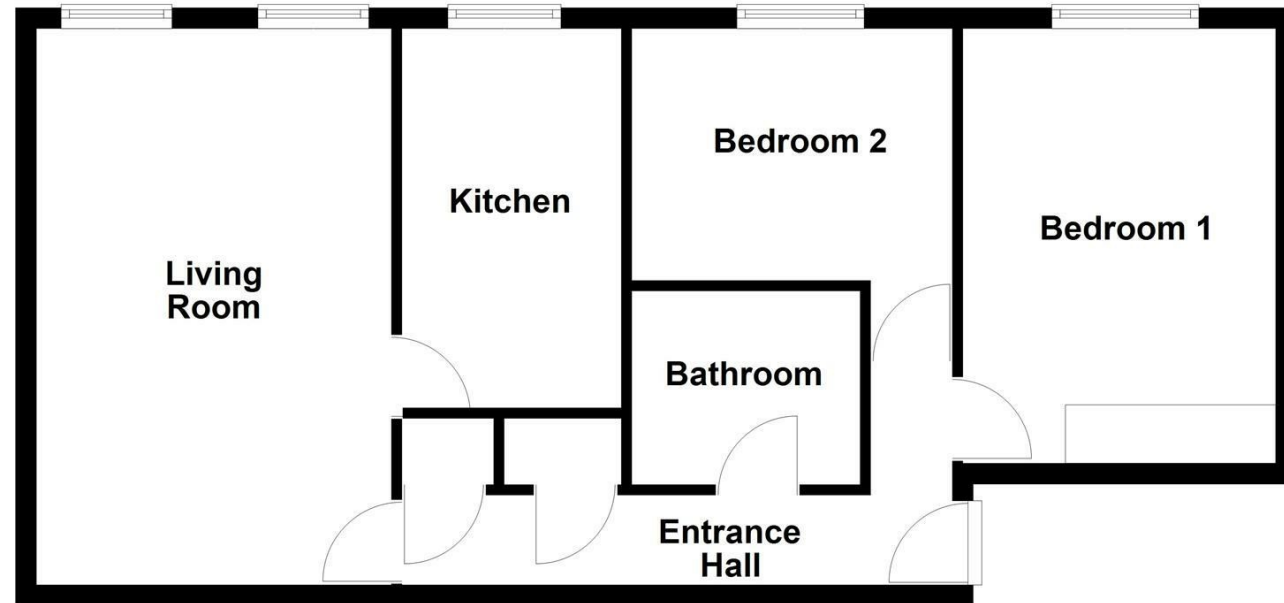
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### Ground Floor



## 139 Howden Way, Eastmoor, WF1 4PL

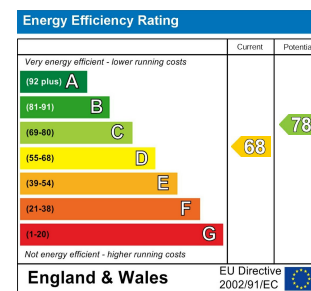
### For Sale Leasehold £90,000

A fantastic opportunity to purchase this well presented two bedroom top-floor apartment, offering spacious and modern accommodation throughout.

The property features two generous double bedrooms, a bright and spacious living room, and a modern fitted kitchen situated adjacent to the living area. The house bathroom is fitted with a contemporary three-piece suite, providing both style and comfort. Externally, the apartment is set within beautifully maintained communal gardens and benefits from an allocated parking space within the residents' car park. Secure entry is provided via a communal entrance lobby, ensuring peace of mind.

Ideally located within walking distance of local amenities and reputable schools, the apartment also enjoys excellent transport links, with regular bus services to and from Wakefield city centre, and easy access to the M1 and M62 motorways—perfect for commuters and those who travel further afield.

This apartment represents a quality home or investment opportunity with potential to achieve £750-£775 per calendar month, and early viewing is highly recommended.



#### 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.

#### 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



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## ACCOMMODATION

### ENTRANCE HALL

There is a secure entrance door to the building with an intercom system linked to the entrance hall within the apartment itself. Solid wooden entrance door into the entrance hall, electric storage heater with cover over, coving to the ceiling, loft access. Doors into the living room, airing cupboard, storage cupboard, two bedrooms and the bathroom.

### LIVING ROOM

11'3" x 17'6" [3.43m x 5.35m]

Two UPVC double glazed windows to the rear, coving to the ceiling, two ceiling roses, two electric storage heaters with covers over. Door into the kitchen.



### KITCHEN

6'11" x 12'0" [2.12m x 3.66m]

UPVC double glazed window to the rear, extractor fan. A range of wall and base units with a long work surface over and a tiled splashback above. There is a 1½ stainless steel sink and drainer with mixer tap and swan neck, integrated washing machine, space for a freestanding fridge/freezer and an integrated oven and grill with four ceramic hobs and a cooker hood over.

### BEDROOM ONE

9'1" x 13'9" [2.78m x 4.20m]

UPVC double glazed window to the rear, an electric storage heater with cover, fitted wardrobes with mirrored sliding doors.



### BEDROOM TWO

10'4" x 10'2" [max] x 7'10" [min] [3.15m x 3.10m [max] x 2.40m [min]]

UPVC double glazed window to the rear, electric storage heater.



### BATHROOM

6'2" x 7'1" [1.88m x 2.17m]

Wall mounted electric heater, extractor fan, half tiled walls, fully tiled bath. Comprising a three piece suite with a panel bath and glass shower screen, mixer tap with shower attachment, pedestal wash basin with two taps, low flush W.C..



### OUTSIDE

The property has an allocated parking space within the communal car park and sits within communal gardens.

### LEASEHOLD

The service charge is £127.41 [per calendar month]. The remaining term of the lease is 91 years [current year]. 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.