Richard Kendall
Estate Agent

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40 Royal Troon Mews, Wakefield, WF1 4JL

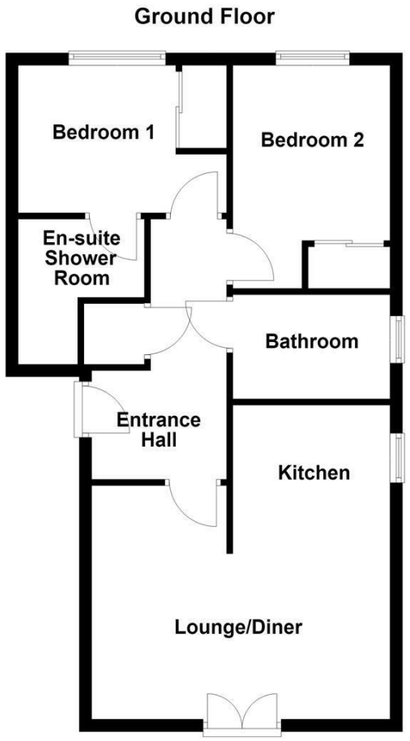
For Sale Leasehold £140,000

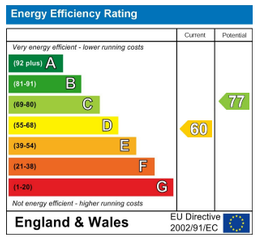
Situated on this sought after modern development, just a short distance from Pinderfields Hospital, is this superbly presented two bedroom second floor apartment. Offering well proportioned accommodation throughout, together with stylish open plan living space and secure allocated parking, this attractive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall, accessed from the communal foyer, with a useful storage cupboard housing the water tank and doors leading to the lounge diner, two bedrooms and the house bathroom. The spacious lounge diner features a Juliet style balcony to the front and opens into the modern fitted kitchen, whilst bedroom one benefits from its own en suite shower room. Externally, the development is set within attractive communal grounds incorporating lawned areas, mature trees, shrubs and flowers, together with several paved seating areas. There is also a children's play area within the development, making it particularly appealing to a range of buyers including small families. Parking is provided within a secure car park accessed via electric gates, with one allocated parking space and additional visitor parking available.

The property is ideally positioned for a wide range of local amenities, with Pinderfields Hospital located close by and Wakefield city centre only a short distance away. A variety of shops, schools, public houses and everyday facilities are all within easy reach. Regular bus services operate nearby, whilst Wakefield city centre benefits from a central bus station and two railway stations providing connections to Leeds, Manchester and London. The M1 and M62 motorway networks are also within convenient driving distance for those travelling further afield.

Only a full internal inspection will truly reveal everything this well presented apartment has to offer. An early viewing is highly recommended to avoid disappointment.





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

ENTRANCE HALL
13'9" x 7'0" (max) x 3'10" (min) (4.20m x 2.15m (max) x 1.17m (min))
Entrance door providing access from the communal foyer. Wall mounted electric heater, fitted storage cupboard and further storage cupboard housing the water tank. Intercom system and doors providing access to the lounge diner, bedroom one, bedroom two and the house bathroom.

LOUNGE DINER
15'9" x 12'4" (max) x 8'10" (min) (4.82m x 3.77m (max) x 2.70m (min))
UPVC double glazed French doors to the front opening onto a Juliet style balcony, partial spotlights to the ceiling, wall mounted electric heater and opening through to the kitchen.



KITCHEN
8'4" x 7'0" (2.56m x 2.15m)
UPVC double glazed window to the side and spotlights to the ceiling. Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a 1 1/2 stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob with stainless steel extractor hood above, integrated oven, integrated fridge freezer, integrated washing machine and integrated slimline dishwasher.



BEDROOM ONE
9'8" x 11'0" (max) x 8'11" (min) (2.95m x 3.37m (max) x 2.72m (min))
UPVC double glazed window overlooking the rear elevation, wall mounted electric heater, fitted wardrobes with sliding mirrored doors and access to the en suite shower room.



EN SUITE SHOWER ROOM
6'9" x 6'8" (max) x 4'1" (min) (2.08m x 2.05m (max) x 1.25m (min))
Extractor fan, spotlights to the ceiling and chrome ladder style electric heated towel rail. Fitted with a low flush W.C., pedestal wash basin with mixer tap and shower enclosure with shower attachment and glazed shower screen. Fully tiled walls.



BEDROOM TWO
8'6" x 11'9" (2.60m x 3.60m)
UPVC double glazed window overlooking the rear elevation, wall mounted electric heater and fitted wardrobes with sliding mirrored doors.



BATHROOM
8'4" x 5'6" (2.56m x 1.68m)
Frosted UPVC double glazed window to the side, extractor fan, spotlights to the ceiling and chrome ladder style electric heated towel rail. Fitted with a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, shower attachment and glazed shower screen. Half tiled walls.



OUTSIDE
The property is set within attractive communal gardens incorporating lawned areas, mature trees, shrubs and flowers, together with several paved seating areas. The development also benefits from its own children's play area, making it particularly appealing to small families. Parking is accessed via electric security gates, with one allocated parking space and additional visitor parking available.



LEASEHOLD
The service charge is £811.86 (Twice Per Annum) and ground rent £89.52 (Twice Per Annum). The remaining term of the lease is 230 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.