

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



50 St. Christophers Walk, Wakefield, WF1 2UP

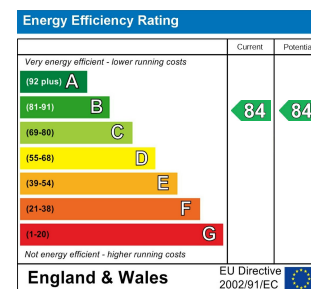
For Sale Leasehold £149,950

Situated close to Wakefield city centre and within walking distance of Westgate train station is this beautifully presented first floor two double bedroom apartment, stylishly finished throughout to a high standard with complete redecoration and new floor coverings, offering exceptionally presented accommodation together with its own larger than average garage and spacious well proportioned living space.

The property briefly comprises an entrance hall, a spacious lounge, a fitted kitchen, two double bedrooms, with the principal bedroom benefitting from an en suite shower room, along with a modern family bathroom. Externally, the property benefits from a larger than average single garage providing off road parking, along with access to communal gardens.

Ideally positioned within a pleasant and well regarded area within just a short walking distance from Wakefield city centre, the property enjoys easy access to a wide range of shops, restaurants, cafés and leisure facilities, whilst offering a quieter setting away from the hustle and bustle. Westgate train station is also within easy reach, providing excellent direct links to major cities, making the property ideal for commuters.

Offered in ready to move into condition, this property would make an ideal first time purchase or investment opportunity. An 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



ACCOMMODATION

ENTRANCE HALL

Accessed via the front door with central heating radiator, two useful storage cupboards (one houses the gas central heating and hot water boiler) and doors leading to two bedrooms, the family bathroom and the lounge kitchen.



LIVING ROOM

14'8" x 14'3" [4.48m x 4.35m]

UPVC doors to the rear elevation with Juliet balcony, two central heating radiators, laminate flooring, skirting and archway through to the kitchen.



KITCHEN

10'7" x 5'11" [3.24m x 1.82m]

Fitted with a range of wall and base units with laminate worktops, integrated gas hob, oven and cooker hood, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge freezer, central heating radiator, laminate flooring and tiled splashbacks.

BEDROOM ONE

12'5" x 11'1" [3.81m x 3.38m]

A double bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and access through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'11" x 5'1" [1.81m x 1.55m]

Fitted with a three piece suite comprising walk in shower cubicle with wall mounted shower, wash basin with mixer tap and low flush W.C., with tiling to the walls.



BEDROOM TWO

12'4" x 9'6" [3.76m x 2.92m]

A double bedroom with a UPVC double glazed window, central heating radiator and carpeted flooring.



BATHROOM/W.C.

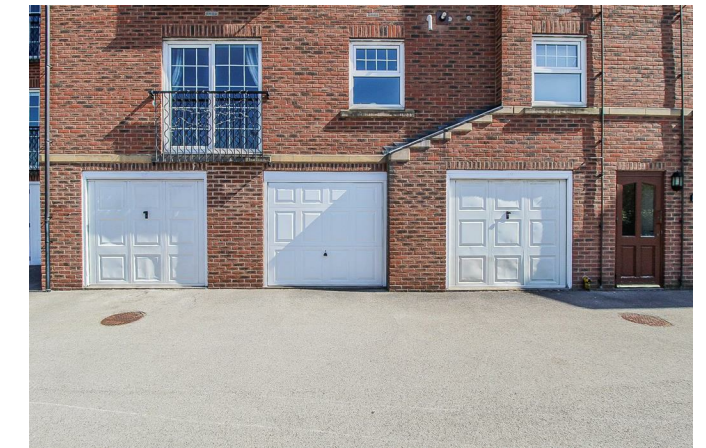
5'4" x 4'10" [1.65m x 1.49m]

Fitted with a three piece suite comprising corner bath with shower attachment, wash basin and W.C.



OUTSIDE

The property benefits from secure entry, a longer than average garage which allows for additional storage and access to communal gardens.



LEASEHOLD

The service charge is £1,813.03 [pa] and ground rent £90.96[pa]. The remaining term of the lease is 126 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.

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.