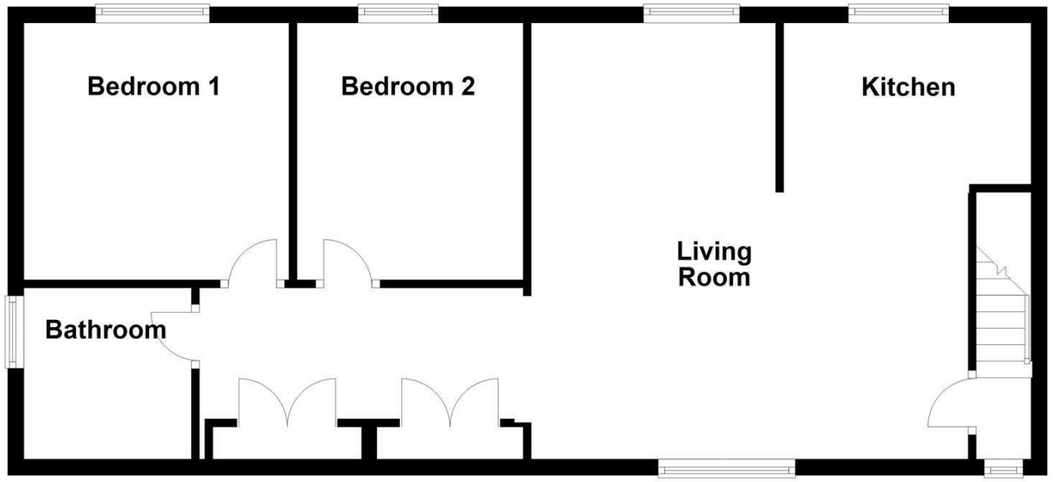
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



46 Mayfair Court, Wakefield, WF2 8WL

For Sale Leasehold £124,950

Situated close to Wakefield city centre is this well presented first floor two bedroom detached apartment benefitting from its own entrance, open plan living, two bedrooms and garage.

The property briefly comprises of entrance hall, open plan living kitchen, two double bedrooms and family bathroom. Externally there is parking and a garage.

The property is ideally located for all local shops and amenities that Wakefield city centre has to offer, with main bus routes and train stations located only a short distance away.

Ready to move into, this property would make a superb first time home, those looking to downsize or a potential investment property. A viewing is highly recommended.

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
UPVC front entrance door with staircase leading to the first floor. UPVC double glazed frosted window and door leading to the open plan living kitchen.

LIVING KITCHEN
17'0" x 16'11" (5.20m x 5.18m)
UPVC double glazed windows to the front and rear elevation and two electric heaters. Open kitchen with an array of wall and base units for storage, integrated electric hob with oven and silver splash back and cooker hood, stainless steel sink and drainer unit, space for a washing machine and space for a fridge freezer. Further UPVC double glazed window to the front elevation.

HALLWAY
Leading to two bedrooms and family bathroom. Electric storage heater and two sets of built in wardrobes.

BEDROOM ONE
10'9" x 10'5" (3.30m x 3.20m)
UPVC double glazed window to the front elevation and electric heater.

BEDROOM TWO
10'5" x 9'1" (3.20m x 2.79m)
UPVC double glazed window to the front elevation and electric heater.

BATHROOM/W.C.
6'9" x 6'3" (2.08m x 1.93m)
UPVC double glazed frosted window to the side elevation, three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. Fully tiled over the bath and shower, partially tiled on the rest of the walls and chrome style ladder radiator.

OUTSIDE
The property has its own parking space to the front and built in garage underneath, used for storage with an up and over door.

LEASEHOLD
The service charge is £1,432.00. The remaining term of the lease is 136 years (2023). 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.