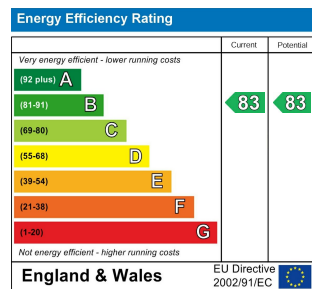


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
 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 339572,  
 Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT</b> 01977 798 844	<b>CASTLEFORD</b> 01977 808 210



## Flat 80 Carnforth Avenue, Wakefield, WF1 2GE

### For Sale Leasehold 30% Shared ownership £46,500

An attractive and well presented two bedroom second floor apartment in this modern and popular development purchased with a 30% share. The property benefits from UPVC double glazing, central heating its own parking space.

The accommodation briefly comprises of a communal entrance lobby with intercom access and staircase to the second floor. The apartment entrance hall leads off to the open plan kitchen/dining and living area, two double bedrooms and a bathroom/w.c. Outside there is an allocated parking space aswell as reserved parking passes.

Situated in a modern development and is just a stones throw away from Wakefield city centre including all the amenities it has to offer aswell as local shops, schools and bus routes. Within walking distance to Wakefield Westgate train station for those travelling further afield for work.

Modern and smartly presented throughout, this property would make a fantastic first home for a young professional or young couple and a viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE

Secure entry with stairs to the second floor.

### SECOND FLOOR

#### PROPERTY ENTRANCE HALL

Entrance door, central heating radiator, doors to the kitchen/living room, two bedrooms and bathroom/w.c. Built in storage cupboard and intercom access.

#### LIVING ROOM

18'8" x 16'9" [5.70m x 5.11m]

Two UPVC double glazed windows to the front, two central heating radiators. The living space has a fitted kitchen with an array of wall and base units for storage, integrated induction hob and oven with cooker hood, integrated fridge freezer, washing machine and dishwasher. Stainless steel sink and drainer unit with mixer tap, spotlights to the ceiling.



#### BEDROOM ONE

11'7" x 9'9" [3.55m x 2.99m]

UPVC double glazed window to the rear elevation, central heating radiator, t.v. point.



#### BEDROOM TWO

10'6" x 9'10" [3.21m x 3.00m]

UPVC double glazed window to the rear elevation, central heating radiator.



#### BATHROOM/W.C.

6'9" x 6'4" [2.07m x 1.95m]

UPVC double glazed frosted window to the side elevation, central heating radiator, bath with wall mounted shower and fully tiled to this area, low flush w.c. and a wash hand basin with mixer tap. and tiled splashback, extractor fan.



## OUTSIDE

Allocated parking space.

## LEASEHOLD

The service charge is £38.27 pcm, ground rent £229.79 pcm, Building Insurance £3.42 pcm and Sinking Fund £9.57 pcm. The remaining term of the lease is 122 years [2022]. A copy of the lease is held on our file at the Wakefield office.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

## 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.

## COUNCIL TAX BAND

The council tax band for this property is B.