



WAKEFIELD
01924 291 294

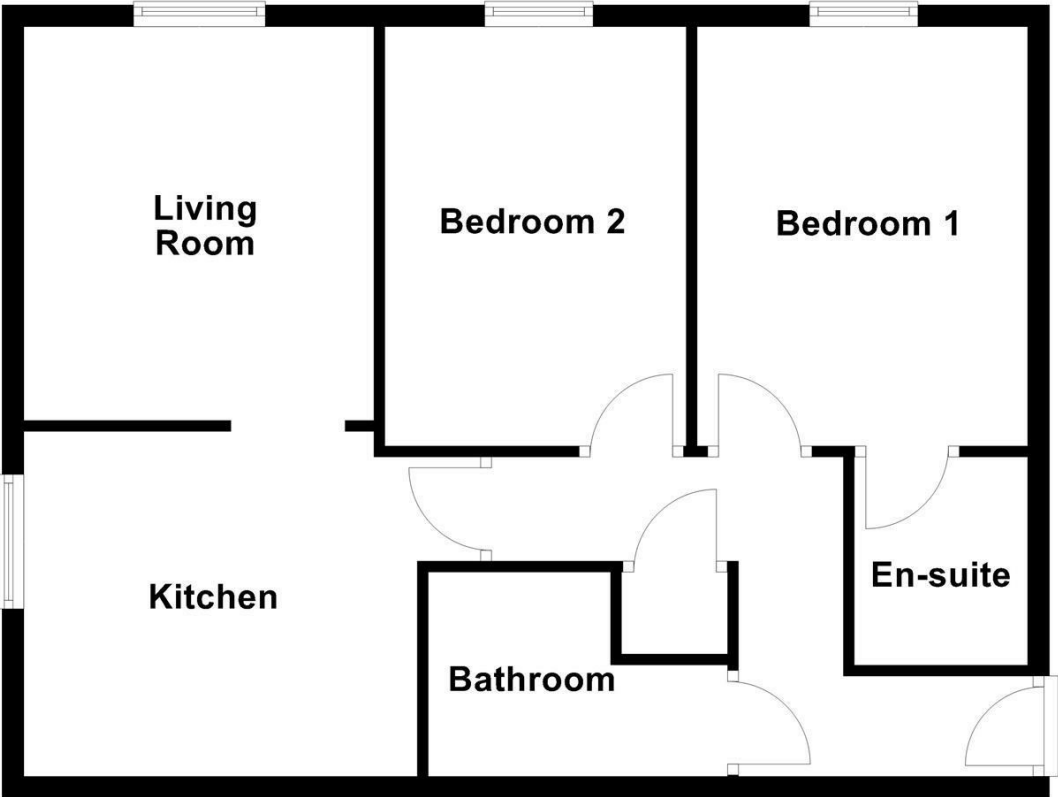
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Top Floor

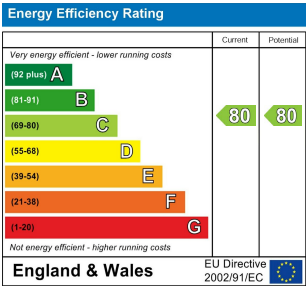


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



12 Scampston Drive, East Ardsley, Wakefield, WF3 2FS
For Sale Leasehold £140,000

A deceptively spacious and well proportioned top floor two bedroom apartment, occupying a prime position within a well regarded modern development and benefiting from an en suite to the principal bedroom and allocated parking.

The property is presented in ready to move into condition and benefits from gas fired central heating and sealed unit double glazed windows. Access is gained via a secure communal entrance hallway with intercom system, leading to a private entrance hall with a useful built in storage cupboard. A generously sized living room enjoys an outlook to the front of the development, with an archway opening through to a well appointed dining kitchen fitted with a range of quality units and integrated appliances, complemented by a dedicated dining area. The principal bedroom overlooks the front and benefits from a modern en suite shower room, whilst the second double bedroom is also front facing and has easy access to the contemporary house bathroom. Externally, the property is set within well maintained, communal gardens and includes an allocated parking space.

The development is conveniently located within easy reach of a range of local shops, schools and recreational facilities, with a broader selection of amenities available within Wakefield city centre, which offers a mainline railway station and excellent access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

A communal entrance hallway with entry intercom system and stairs to all floors and then top floor private entrance hall with a panelled entrance door and a useful built in storage cupboard.

LOUNGE

11'10" x 10'6" [3.63m x 3.22m]

Central heating radiator and window to the front. Archway through to the adjoining dining kitchen.



DINING KITCHEN

10'5" x 10'5" [3.2m x 3.2m]

Window to the side and fitted with a good range of

contemporary style wall and base units with laminate worktops with brick set tiled splash backs and a stainless steel sink unit. Stainless steel four ring hob with stainless steel splash back and matching filter hood over, built in oven, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Matching cupboard housing the gas fired central heating boiler.



BEDROOM ONE

12'9" x 10'2" [3.9m x 3.1m]

Window to the front, central heating radiator and connecting door through to the en suite.



EN SUITE SHOWER ROOM/W.C.

6'2" x 5'2" [1.90m x 1.60m]

Part tiled walls and fitted with a modern white and chrome three piece suite comprising corner shower cubicle with glazed screen, pedestal wash basin and low suite w.c.



BEDROOM TWO

12'6" x 9'1" [3.83m x 2.78m]

Window to the front and a central heating radiator.



BATHROOM/W.C.

6'2" x 5'6" [1.9m x 1.7m]

Fitted with a modern white and chrome three piece suite comprising panel bath with shower attachment, pedestal

wash basin and low suite w.c., part tiled walls and central heating radiator.



OUTSIDE

The property stands in communally managed gardens and has an allocated parking space. There is use of a communal external store with a digital pass key which could be used for storage of a bike, etc.

LEASEHOLD

The service charge is £1,456.14 [pa] and ground rent £100 [pa]. The remaining term of the lease is 232 years [2025]. 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.