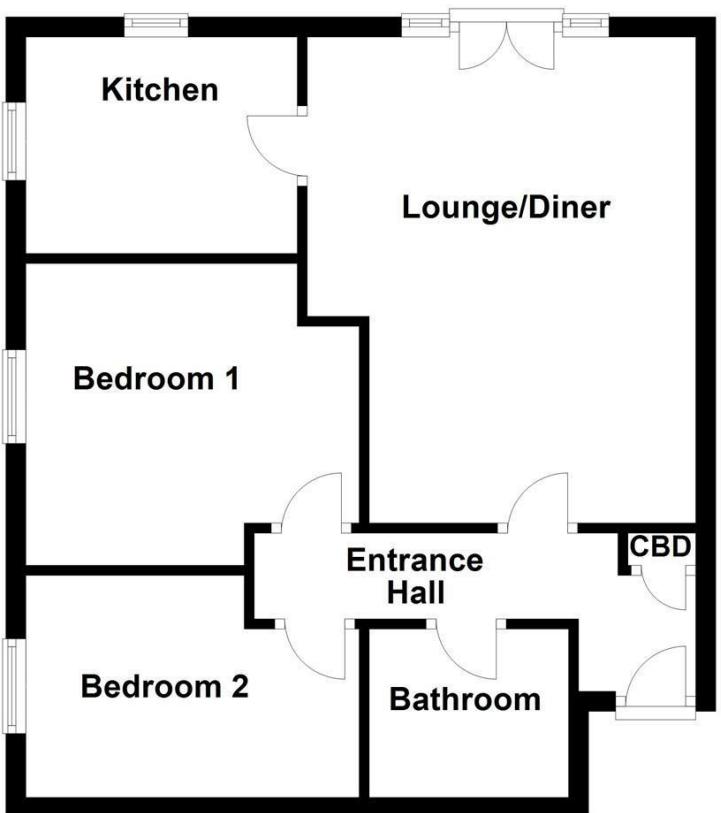


Ground Floor



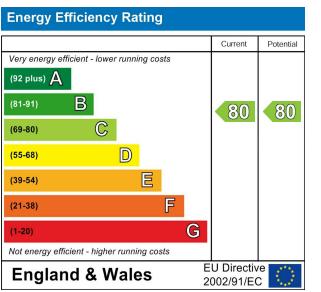
IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



6 Cliff Villa Court, Balne Lane, Wakefield, WF1 2DN

For Sale Leasehold Offers In The Region Of £119,950

Situated in Wakefield is this two bedroom second floor apartment featuring well proportioned accommodation throughout and benefiting from gas central heating, off road parking and close proximity to Wakefield city centre.

The accommodation is inclusive of video intercom system, double glazing and gas central heating and comprises entrance hall, lounge/dining room with juliette balcony and leads into the kitchen. Two double bedrooms and bathroom/w.c. Outside the property has mainly communal lawned gardens with planted features. There is a car park for off road parking on a first come first served basis.

The property is ideally located for a range of buyers such as first time buyers and small families. The property is within walking distance of Wakefield city centre and so is ideal for local amenities such as shops and schools. For the commuter, Wakefield city centre does have its own bus station as well as two train stations and for those who look to commute further afield the motorway links for the M62 and M1 motorways are only a short drive from the property.

This property would make an ideal purchase for the investor looking for a buy to let, first time buyer, small family or the professional couple.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing is highly advised to avoid disappointment.

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ACCOMMODATION

ENTRANCE HALL

Front entrance door. Central heating radiator, coving to the ceiling, intercom system, doors to storage cupboard, lounge diner, two bedrooms and bathroom/w.c.

LOUNGE DINER

15'10" x 12'8" max x 10'9" [4.85m x 3.88m max x 3.28m]

Juliet style balcony with double glazed wooden frame windows to either side looking out to the rear, two central heating radiators, coving to the ceiling and door to the kitchen.



KITCHEN

8'11" x 7'1" [2.72m x 2.17m]

Two double glazed wooden frame windows (one to the side and one to the rear, central heating radiator. A range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer, tiled splashback, four ring gas hob with extractor hood over, integrated oven, space and plumbing for a washing machine, space for fridge freezer, Gloworm combi boiler.



BEDROOM ONE

10'11" x 10'4" max x 6'9" min [3.33m x 3.15m max x 2.06m min]

Central heating radiator, double glazed timber frame window to the rear.



BEDROOM TWO

10'11" x 6'9" max x 5'5" min [3.33m x 2.08m max x 1.67m min]

Double glazed timber frame window to the side, central heating radiator.

BATHROOM/W.C.

5'6" x 6'6" [1.68m x 1.99m]

Central heating radiator, extractor fan, outlet for shavers, low flush w.c., pedestal wash basin and a panelled bath with mixer tap and shower head attachment, shower screen and is fully tiled.



OUTSIDE

There is first come first served car parking. The apartment has communal lawn areas with planted areas.

LEASEHOLD

The service charge is £900 [pa] and ground rent £60 [pa]. The remaining term of the lease is 975 years [2024]. 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 C

EPC RATING

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