



WAKEFIELD  
01924 291 294

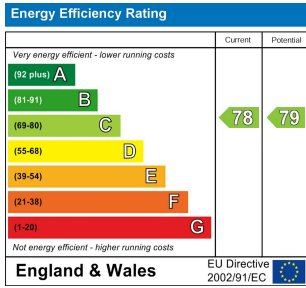
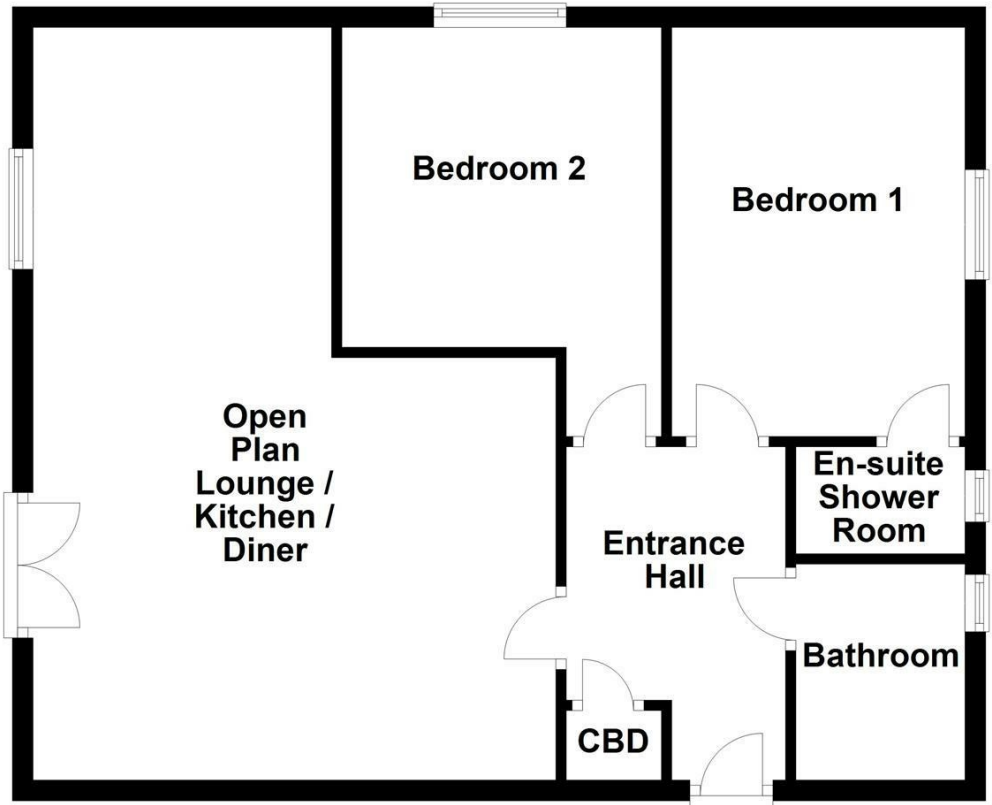
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**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.



**27 Colley Gardens, Stanley, Wakefield, WF3 4AS**  
**For Sale Leasehold £150,000**

Conveniently situated close to local amenities and enjoying a tucked away position with pleasant open views, is this well presented two double bedroom second floor apartment set within a modern residential development and offered to the market with no chain.

The accommodation briefly comprises an entrance hall leading into an open plan living, dining and kitchen area, two double bedrooms, one benefitting from en suite facilities, and a separate house bathroom. Externally, the development offers well maintained communal areas and allocated parking.

Presented with ready to move into accommodation, the apartment is ideally suited to young professionals, first time buyers and buy to let investors alike.



## ACCOMMODATION

### ENTRANCE HALL

A spacious entrance hallway with doors providing access to the open plan living dining kitchen, two double bedrooms and the apartment bathroom. There is a useful storage cupboard housing the electric meters, double central heating radiator and quality wood effect flooring.

### OPEN PLAN LIVING DINING KITCHEN

16'7" x 24'1" [5.08m x 7.36m]

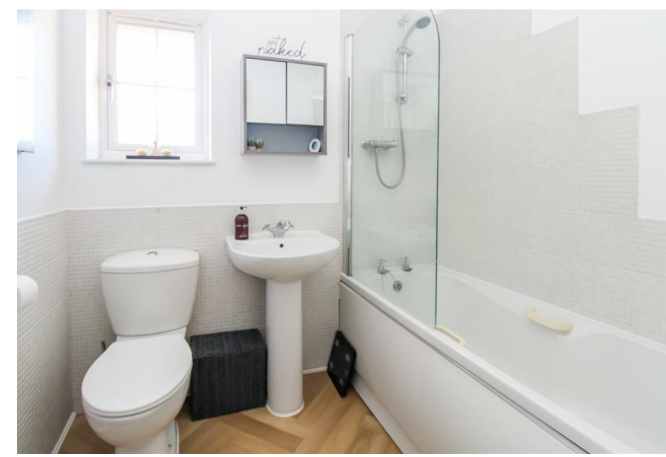
The kitchen area is fitted with a range of wall and base units with complementary laminate work surfaces incorporating a 1.5 bowl stainless steel sink and drainer with chrome mixer tap, built in electric oven with four ring gas hob and stainless steel extractor hood over, space and plumbing for under counter washing machine and dishwasher, cupboard housing the gas heating boiler, tiled splashbacks and UPVC double glazed window to the rear. The lounge dining area has UPVC double glazed French doors opening onto a small balcony with pleasant views beyond, double central heating radiator, quality wood effect flooring and television point.



### BATHROOM/W.C.

6'11" x 5'5" [2.11m x 1.67m]

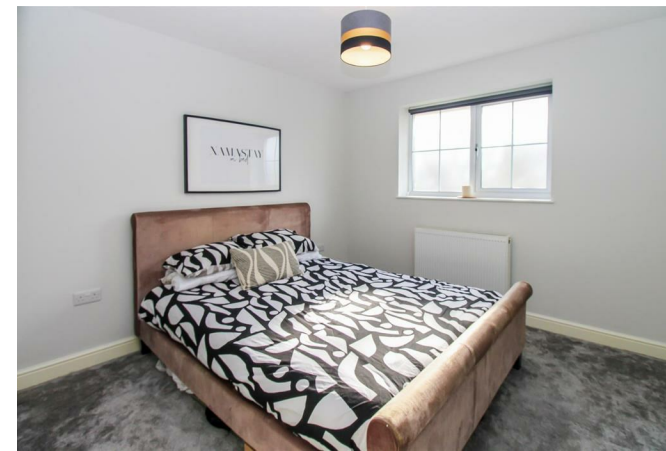
Three piece suite comprising panelled bath with mains shower over, pedestal wash basin and low flush w.c. Wood effect vinyl flooring, double central heating radiator, part tiled walls, extractor fan and UPVC double glazed window.



### BEDROOM ONE

8'9" x 13'2" [2.68m x 4.02m]

UPVC double glazed window, double central heating radiator, carpeted flooring and access to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'6" x 3'2" [1.68m x 0.98m]

Corner shower cubicle with electric shower, low flush w.c., pedestal wash basin, vinyl flooring, part tiled walls and UPVC double glazed window.



### BEDROOM TWO

10'1" x 10'1" plus recess [3.08m x 3.09m plus recess]

Side facing UPVC double glazed obscure glass window, double central heating radiator and carpeted flooring.



### OUTSIDE

Externally, the property benefits from well maintained communal areas, an allocated parking space and additional visitor parking.

### LEASEHOLD

The service charge is £1420 (pa) and ground rent £200 (pa). The remaining term of the lease is 982 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.