Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# Flat 4 Read Woodlands Village, Wakefield, WF1 5LQ

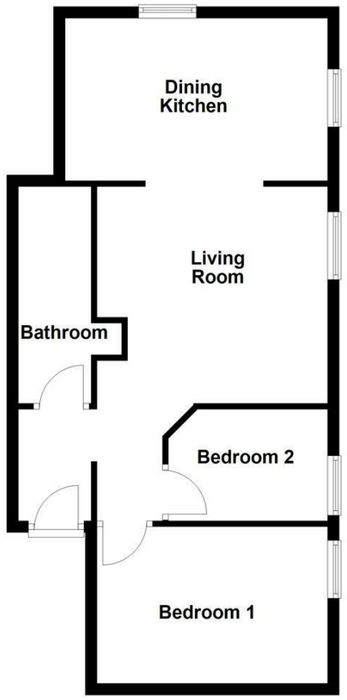
## For Sale Leasehold Guide Price £85,000

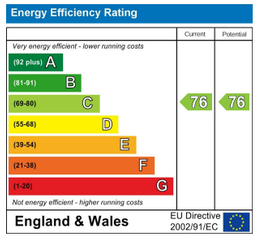
A larger style two bedroom ground floor apartment, recently professionally redecorated and now presented in ready to move into condition, occupying a pleasant position towards the rear of the development with views over the communal gardens.

This modern purpose built apartment benefits from a gas fired combination central heating system and sealed unit double glazed windows. The property is accessed via a communal entrance hall with secure entry intercom system and is conveniently positioned close to its allocated parking space. The private entrance hall leads into a well proportioned living room overlooking the gardens, with an archway through to the adjoining dining kitchen. The dining kitchen is fitted with integrated cooking facilities, including a recently replaced main oven, and also enjoys views over the gardens. There are two bedrooms, both served by a well appointed bathroom.

Situated to the rear of both the building and the wider development, the apartment enjoys a peaceful outlook over the communal gardens. Woodlands Village is a well regarded development within easy reach of a good range of local shops, schools and recreational facilities, with convenient transport links to Wakefield city centre, the local railway station and the mainline station in central Wakefield.

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.



## ACCOMMODATION

### COMMUNAL ENTRANCE HALL
A communal entrance hallway with entry intercom system provides access to the apartment.

### LIVING ROOM
13'1" x 11'1" (4.00m x 3.40m)
Window enjoying views over the communal gardens, double central heating radiator and wood effect laminate flooring. An archway leads through to the adjoining dining kitchen.





### DINING KITCHEN
14'9" x 9'2" (4.50m x 2.80m)
Two windows overlooking the gardens to the side and rear, continuation of the wood effect laminate flooring and fitted with a range of light wood grain effect wall and base units with contrasting dark laminate worktops and tiled splashbacks. Stainless steel sink and drainer, four ring stainless steel gas hob with matching filter hood over, built in oven, space and plumbing for washing machine and space for tall fridge freezer. Double central heating radiator to the dining area and cupboard housing the Worcester Bosch gas fired central heating boiler. The dining area has ample space for a dining table and six chairs.

### BEDROOM ONE
12'9" x 8'10" (3.90m x 2.70m)
Window overlooking the gardens, central heating radiator and curtain fronted double wardrobe.



### BEDROOM TWO
9'2" x 6'2" (2.80m x 1.90m)
Window overlooking the gardens and central heating radiator.



### BATHROOM/W.C.
12'5" x 4'3" (3.80m x 1.30m)
Fitted with a modern white and chrome three piece suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low flush WC. Part tiled walls and ladder style heated towel rail.



### OUTSIDE
The property stands within well managed communal gardens laid mainly to lawn with a range of mature shrubs and trees. To the front of the building there is an allocated parking space numbered 64 together with additional visitor parking.



### LEASEHOLD
The service charge is approximately £300 (per quarter) and ground rent £175 (pa). The remaining term of the lease is 105 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 A.

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### 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.