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

6 Cliffield House, St Christophers Walk, WF1 2UP

For Sale Leasehold £115,000

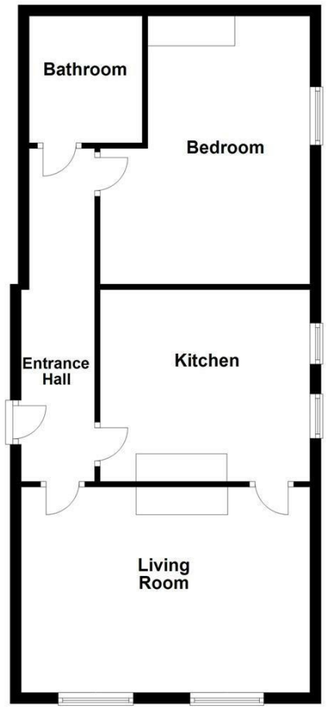
A charming and individual Grade II listed first floor apartment with one double bedroom. Well presented throughout yet maintaining original features.

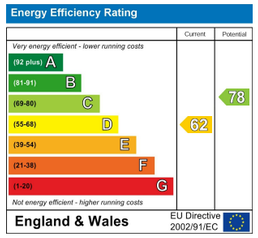
The accommodation briefly comprises of communal entrance hall with stairs to the first floor, private entrance hall, spacious lounge, modern kitchen, one double bedroom and bathroom/w.c. Outside, there is one allocated parking space in a secure coded barrier parking area.

Situated only a stone's throw away from the city centre, within walking distance to a range of amenities including shops, schools, Wakefield Bus Station and Westgate Train Station. The motorway network is only a short drive away, ideal for the commuter wishing to work or travel further afield

Only a full internal inspection will reveal all that's on offer at this apartment and an early viewing comes highly recommended.

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

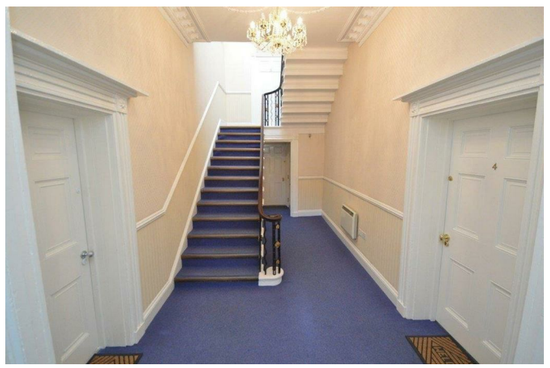
FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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 HALLWAY
Stairs to the first floor.



ENTRANCE HALL
Central heating radiator and doors leading to the living room, kitchen, bedroom and bathroom.

LIVING ROOM
12'2" x 17'1" (3.72m x 5.23m)
Two timber framed single pane windows to the front, coving to the ceiling, picture rail, central heating radiator and open fireplace. Door leading to the kitchen.

KITCHEN
11'3" x 11'7" (3.44m x 3.54m)
Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob with stainless steel extractor hood above, integrated fridge, freezer washing machine and dishwasher. Two single pane wooden windows to the side, central heating radiator and coving to the ceiling.

BEDROOM
15'11" x 11'7" (max) x 3'8" (min) (4.87m x 3.54m (max) x 1.14m (min))
Timber framed single pane window to the side, coving to the ceiling, picture rail, central heating radiator and decorative fireplace with tiled surround and marble mantle.

BATHROOM/W.C.
6'7" x 5'10" (2.01m x 1.79m)
Central heating radiator, coving to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and overhead shower attachment.

OUTSIDE
There is allocated parking for one vehicle.

LEASEHOLD
The service charge is £1,435 (pa) and ground rent £90.96 (pa). The remaining term of the lease is 129 years (2023). 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 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.