WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844




# George House, Apartment 25 George Street, Wakefield, WF1 1LY

## For Sale Leasehold £99,975

A stylish and well presented second floor apartment, offered for sale with a tenant in situ currently achieving £725 pcm, offering an attractive gross yield of 7.7% Ideally situated within this sought after city centre location. The property is within easy walking distance of Wakefield city centre and a wide range of local amenities, including supermarkets and the Ridings Shopping Centre.

Accessed via a secure fob controlled entry system, the accommodation comprises a bright and contemporary open plan living and kitchen area, a well proportioned bedroom and a modern shower room.

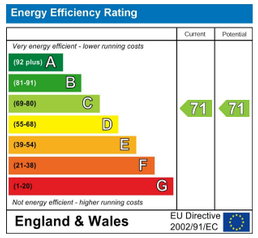
The apartment is well positioned for commuters, with excellent access to the motorway network, as well as being within walking distance of both Wakefield Westgate and Wakefield Kirkgate train stations, offering direct links to major cities.

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

### ENTRANCE HALL
An entrance door with fob and intercom access.

### OPEN PLAN LIVING KITCHEN
UPVC double glazed windows to the front, electric radiator, laminate flooring, spotlights, ample space for both living and dining. Opening into the bedroom and doors to the shower room and storage cupboard which houses the water tank and providing plumbing for the washing machine. The fitted kitchen includes an array of wall and base units with laminate worktops over, a stainless steel sink and drainer with mixer tap. Integrated electric hob and oven, integrated fridge and an integrated dishwasher.



### BEDROOM
UPVC double glazed windows to the front, electric radiator, spotlights to the ceiling.



### SHOWER ROOM/W.C.
Ladder style radiator, spotlights, extractor fan. Walk in shower cubicle with a wall mounted shower, a low flush W.C., and a wash hand basin with mixer taps and splashback.



### COUNCIL TAX BAND
The council tax band for this property is A.

### 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.

### LEASEHOLD
The service charge is £882.00 (pa). The remaining term of the lease is 996 years (2026). A copy of the lease is held on our file at the Wakefield office.

### LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.