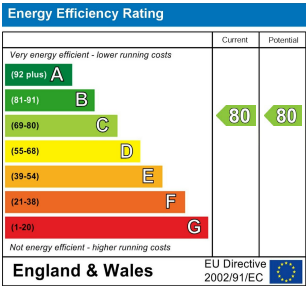


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRAC T &amp; CASTLEFORD</b> 01977 798 844	



## 20 St. Christophers Walk, Wakefield, WF1 2UP

### For Sale Leasehold £150,000

Situated in Wakefield city centre is this two bedroom ground floor apartment. Benefitting from well proportioned accommodation throughout including a kitchen dining room, spacious living room, new LVT waterproof flooring, newly installed boiler (Feb 2025) and allocated parking, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with access to two storage cupboards, the kitchen dining room, spacious living room, two bedrooms and the bathroom. Bedroom one benefits from an en suite shower room. Outside, the property benefits from an allocated parking space through an electric gate and communal shrubbed and lawned areas.

The property is well placed to local amenities and is located within easy walking distance of Wakefield city centre and Wakefield Westgate train station and a short drive from J41 of the M1. Located close to excellent local schools and a stone's throw from QEGS and WGHS. This property offers spacious accommodation suiting professionals, downsizers or growing families alike.





## ACCOMMODATION

### ENTRANCE HALL

Front door leading into the entrance hall. Central heating radiator, spotlights. Doors to two storage cupboards, the kitchen diner, the bathroom, living room and two bedrooms.



### KITCHEN DINER

11'8" x 14'4" [max] x 8'1" [min] [3.58m x 4.37m [max] x 2.48m [min]]  
UPVC double glazed window to the rear, central heating radiator and spotlights. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob

with extractor hood above. Integrated double oven, integrated washing machine and integrated fridge freezer.

### LIVING ROOM

12'8" x 17'10" [max] x 16'0" [min] [3.88m x 5.44m [max] x 4.9m [min]]  
UPVC double glazed window to the side, intercom system, new carpet, two central heating radiators.



### BEDROOM ONE

14'3" x 9'9" [max] x 4'3" [min] [4.35m x 2.98m [max] x 1.3m [min]]  
UPVC double glazed window to the side, central heating radiator, door to en suite shower room.



### EN SUITE SHOWER ROOM

7'2" x 7'6" [max] x 3'6" [min] [2.2m x 2.3m [max] x 1.08m [min]]  
Chrome ladder style central heating radiator, extractor fan, wet wall panelling, LED mirror. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with mains fed over head shower and shower head attachment with glass shower screen.



### BEDROOM TWO

6'8" x 13'8" [max] 10'6" [min] [2.05 x 4.18 [max] 3.21 [min]]  
UPVC double glazed window to the side, central heating radiator.



### BATHROOM

6'5" x 7'1" [max] x 4'9" [min] [1.96m x 2.16m [max] x 1.46m [min]]  
Chrome ladder style central heating radiator, extractor fan, half tiling. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap.



### OUTSIDE

Allocated parking through an electric gate for one vehicle, general communal shrubbed and lawned areas.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### LEASEHOLD

The service charge is £1,715.52 [pa] and ground rent £45.48 [pa]. The remaining term of the lease is 127 years [2025]. A copy of the lease is held on our file at the Wakefield office.