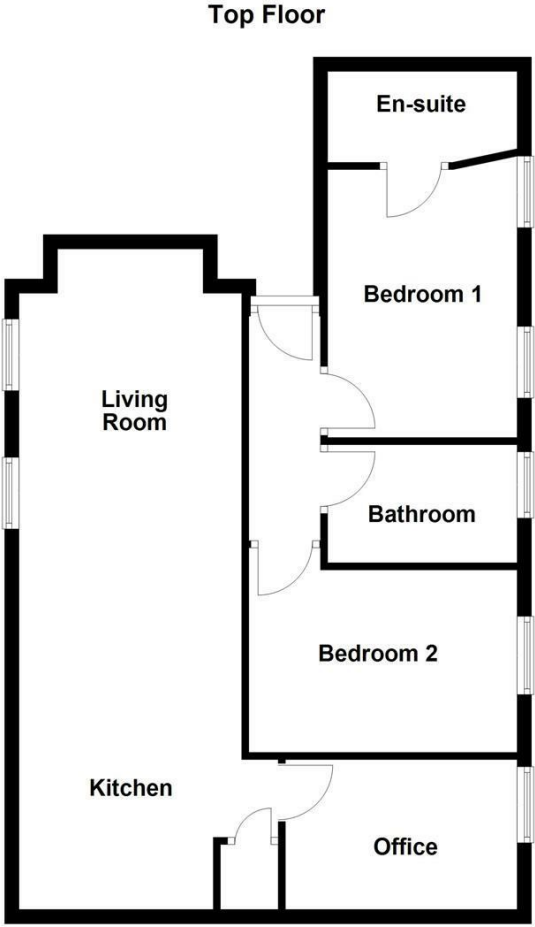


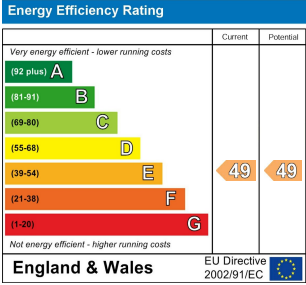


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## Apartment 15 5 South Parade, Wakefield, WF1 1LR

### For Sale Leasehold Offers Over £150,000

Occupying a prime position in the heart of the city centre, this impressive top-floor apartment offers generous accommodation, finished to an excellent standard throughout. The property features two well-proportioned double bedrooms, including a principal suite with en suite shower room, as well as a dedicated home office—ideal for modern living. Parking spaces are available on a first-come, first-served basis.

Individually controlled heating in each room provides comfort and efficiency, while the apartment is accessed via a welcoming communal entrance hall with secure entry intercom system. The private entrance hall opens into a spacious and elegantly presented living room, seamlessly flowing into a dining area and a contemporary fitted kitchen. The dedicated office space sits just off the main living area, perfectly positioned for working from home. The principal bedroom benefits from a stylish en suite shower room, while the second double bedroom is served by a modern family bathroom.

Forming part of a highly regarded development in a discreet yet central location, the property enjoys close proximity to the city centre's wide range of shops, schools, and leisure facilities. Wakefield's mainline railway station provides direct connections to London King's Cross, and the nearby motorway network ensures convenient travel across the region.



## ACCOMMODATION

### GROUND FLOOR COMMUNAL ENTRANCE HALLWAY

Entry intercom system, stairs up to all floors.

### TOP FLOOR PRIVATE ENTRANCE HALL

Panel front entrance door, entry intercom, electric wall heater and wood effect laminate flooring.

### LIVING ROOM

19'4" x 10'2" (max) [5.9m x 3.1m (max) ]

Two windows to the side, provision for a wall mounted television, electric wall heater, electric blinds. Continuation of wood effect laminate flooring, open through to the adjoining kitchen.



### KITCHEN

10'9" x 10'2" [3.3m x 3.1m ]

Further electric wall heater, electric blinds, fitted to an impressive standard with a wide range of contemporary style wall and base units with quartz stone worktops with matching upstands incorporating an acrylic sink unit. Four ring ceramic hob with stainless steel filter hood over, built in oven, space for a tall fridge freezer and a built in cupboard housing the insulated and pressurised hot water cylinder as well as having space and plumbing for a washing machine.

### OFFICE

10'9" x 6'10" [3.3m x 2.1m ]

Window to the side, electric wall heater, continuation of the wood effect laminate flooring.

### BEDROOM ONE

12'5" x 8'10" [3.8m x 2.7m]

Two windows to the side, electric wall heater.



### EN SUITE

8'10" x 3'7" (max) [2.7m x 1.1m (max)]

Part tiled walls and floor, fitted with a good quality three piece white and chrome suite comprising, wired shower cubicle with twin head shower and glazed screens, vanity wash basin with cupboards under, low suite W.C.. Chrome ladder style heated towel rail and extractor fan.



### BEDROOM TWO

12'5" x 8'6" [3.8m x 2.6m]

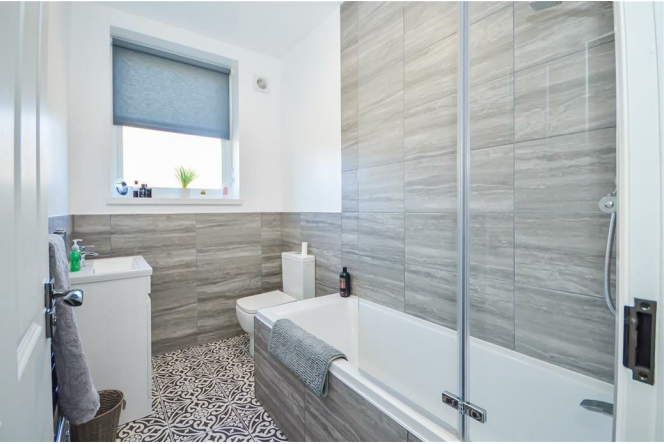
Window to the side, electric wall heater, provision for a wall mounted television.



### BATHROOM

9'2" x 5'6" [2.8m x 1.7m]

Frosted window to the side, part tiled walls and floor. Fitted with a quality white and chrome three piece suite comprising of a panel bath with shower over with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite W.C.. Chrome ladder style heater towel rail, extractor fan.



### LEASEHOLD

The service charge is £1632.35 [per annum with the option to pay monthly]. The remaining term of the lease is 997 years [current year]. 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.

### EPC RATING

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

### 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.