Richard Kendall Estate Agent

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22 St. Johns Chase, Wakefield, WF1 2QY

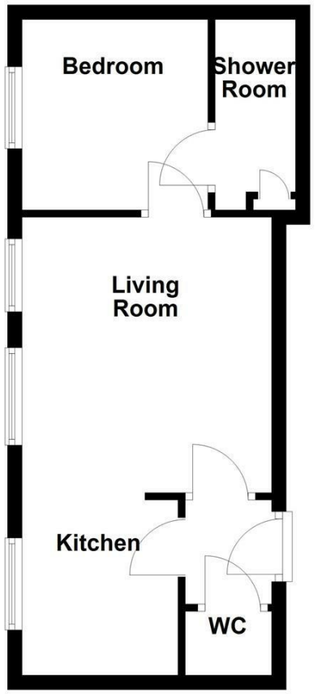
For Sale Leasehold £85,000

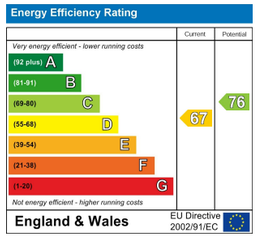
Situated close to Wakefield city centre is this well presented one bedroom ground floor apartment benefiting from its own parking space, shower room and separate w.c

The accommodation briefly comprises entrance hall, living room, kitchen, w.c., one bedroom with its own shower room off. Externally there is space for storage shed outside the building and there is parking for one car to the rear.

The property is ideally located for all local shops and amenities that is within walking distance to Wakefield city centre. Ideally placed for the motorway network and also the train station. This would make a fantastic first time home or downsize and a viewing is 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.

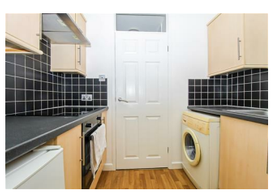


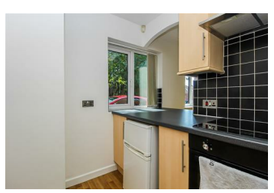
ACCOMMODATION

INNER HALLWAY
Front entrance door. Access to the kitchen, lounge and w.c.

W.C.
3'10" x 2'11" (1.19m x 0.89m)
Wash hand basin with mixer tap, w.c., tiled walls.

KITCHEN
7'10" x 7'0" (2.40m x 2.14m)
UPVC double glazed windows to the front and side elevation. An array of wall and base units for storage with black laminate worktops, stainless steel sink and drainer unit, integrated induction hob, oven with cooker hood over, space and plumbing for a washing machine, space for a fridge freezer partial tiled splashbacks.





LIVING ROOM
12'4" x 11'3" (3.78m x 3.43m)
UPVC double glazed window to the side elevation, wood effect flooring, open island/breakfast bar which leads into the kitchen. Door into the bedroom.

BEDROOM
8'6" x 8'4" (2.61m x 2.55m)
UPVC double glazed window to the side elevation, electric radiator, door into the shower room.



SHOWER ROOM
8'6" x 3'7" (2.61m x 1.10m)
Electric shower with sliding screen, wash hand basin, tiled walls, built in storage cupboard housing water tank.



OUTSIDE
Space for a wood storage shed. Car park with space for one car.

LEASEHOLD
The service charge is £838.00 (every six months) and ground rent £48 (every six months). The remaining term of the lease is 152 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 TBC.

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.