



WAKEFIELD
01924 291 294

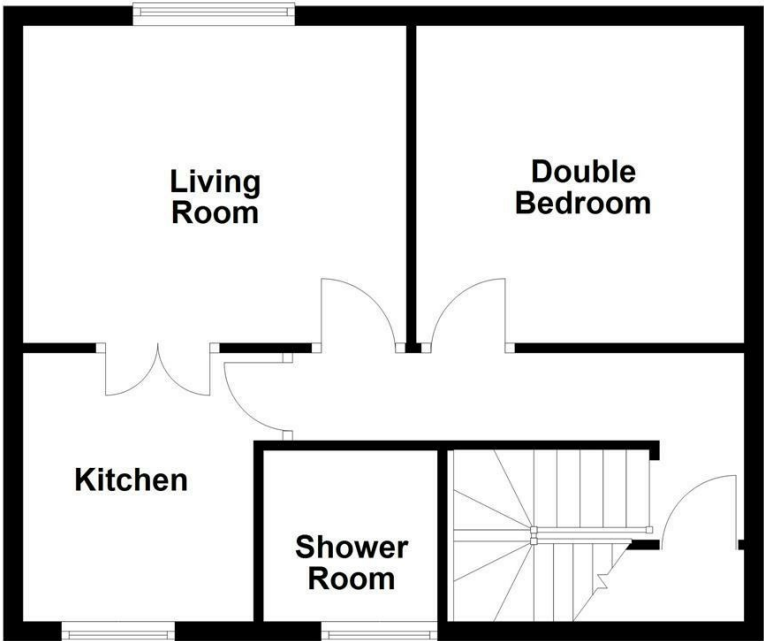
OSSETT
01924 266 555

HORBURY
01924 260 022

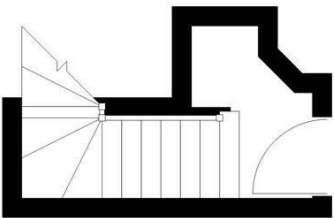
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

First Floor



Ground Floor

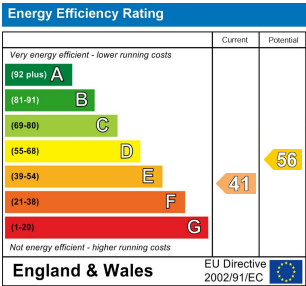


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



271 Standbridge Lane, Wakefield, WF2 7NW
For Sale Leasehold £110,000

A well proportioned first floor apartment finished to a lovely standard and situated in this highly accessible position with open views to the front.

With sealed unit double glazed windows and a night storage heating system, this comfortable first floor apartment is approached via a ground floor entrance hall that has a cloaks storage area and stairs up to the first floor. The central hallway has two useful overstairs cupboards and leads through into a good sized living room that has a feature fireplace, as well as windows out to the rear. Double doors then lead through into a kitchen, that has been re-fitted to a good standard with integrated cooking facilities. The double bedroom is situated to the rear of the apartment and has fitted wardrobes and drawers, served by a shower room that is fitted with a three piece white and chrome suite. Outside, the property has on street parking to the front and a communal garden area that has been tended by the occupiers for many years.

The property is situated in this popular residential area within very each of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which has its own mainline railway station and ready access to the national motorway network.



ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

Composite front entrance door, cloaks area with night storage heater and stairs to the first floor.

FIRST FLOOR HALLWAY

Bay window to the side, useful overstairs store, night storage heater and loft access point.

LIVING ROOM

12'9" x 10'9" [3.9m x 3.3m]

Window to the front, night storage heater and a feature fireplace with wooden surround, tiled interior and hearth.



KITCHEN

9'2" x 7'10" [2.8m x 2.4m]

Re-fitted to a lovely standard with a contemporary style range of units with laminate work surface and tiled walls. Inset composite sink unit, two ring induction hob on a built in oven, integrated microwave, space and plumbing for a washing machine, space for a tall fridge/freezer and window to the rear.

DOUBLE BEDROOM ONE

11'1" x 10'9" [3.4m x 3.3m]

Window to the rear, laminate flooring, night storage heater, a range of full height wardrobes and matching drawers.



SHOWER ROOM/W.C.

5'10" x 5'10" [1.8m x 1.8m]

Fitted with a white and chrome three piece suite comprising corner shower cubicle with Myra sport electric shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. Frosted window to the rear, night storage heater, tiled walls and floor.



OUTSIDE

To the rear the property has a lawned garden which is communal, albeit the current occupiers have tended this area for many years.



LEASEHOLD

The ground rent £10.00 [pa]. The remaining term of the lease is 96 years [2025]. 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 A.

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.