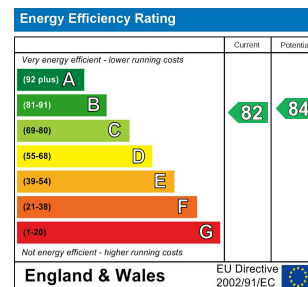


## Ground Floor



### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 203 Hebble Wharf Navigation Walk, Wakefield, WF1 5RD

For Sale Leasehold £84,000

Introducing to the market is this well presented one bedroom second floor apartment offering a generous double bedroom, a stylish open plan kitchen/dining/living area and a contemporary three piece bathroom suite.

The accommodation briefly comprises an entrance hall with useful storage cupboards, a double bedroom, a modern three piece bathroom and an impressive open plan living kitchen and dining space. The kitchen is fitted with a range of integrated appliances, creating a practical and modern living environment. The apartment further benefits from electric heating, double glazing and an allocated underground parking space.

Well positioned for Wakefield city centre, the property enjoys close proximity to Kirkgate railway station, a wide range of shops, amenities and excellent transport links.

Offering low maintenance living in a convenient location with furniture included, an internal inspection is highly recommended to fully appreciate what this apartment has to offer.



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## ACCOMMODATION

### ENTRANCE HALL

Access to the property is via the main entrance door which leads into the entrance hall with laminate flooring, a useful storage cupboard, and doors providing access to the open plan kitchen, dining and living area, bedroom one, and the bathroom.

### BATHROOM/W.C.

5'2" x 6'9" [1.59m x 2.07m]

Fitted with tiled flooring and a panelled bath with hot and cold taps, shower attachment, and tiling extending from the bath to the ceiling. A chrome ladder style heated towel rail, a low flush w.c, and a wall mounted wash hand basin with mixer tap. Spot lighting to the ceiling and an extractor fan.



### BEDROOM ONE

8'7" x 15'2" [2.62m x 4.64m]

A generously sized double room featuring carpeted flooring, an electric radiator, and a double glazed window overlooking the front elevation.



### KITCHEN/DINER/LOUNGE

12'7" x 22'5" [3.84m x 6.84m]

This versatile open plan space features laminate flooring and a radiator, offering ample room for living and dining furniture. The kitchen area is fitted with a range of wall and base units with laminate work surfaces. Integrated appliances include an oven, electric hob with stainless steel splashback and extractor fan, stainless steel sink with mixer tap and drainer, fridge freezer, dishwasher, and washing machine. Double glazed windows overlook the front elevation, allowing plenty of natural light throughout the space.



### OUTSIDE

The property benefits from an allocated underground parking space.

### LEASEHOLD

The service charge is £1937.80 [split into 4 quarters of £484.45] and ground rent £181.57 [pa]. The car parking charge is £325.48 [split into 4 quarters of £81.37]. The remaining term of the lease is 233

years [2026]. A copy of the lease is held on our file at the Wakefield office.

### PLEASE NOTE

The property has an unvented cylinder which is required to be serviced every year.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.