

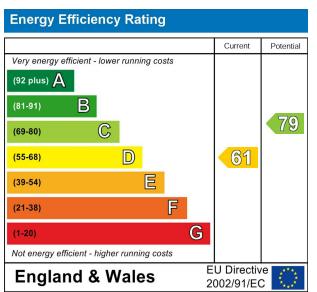
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 147 Howden Way, Eastmoor, Wakefield, WF1 4PL

### For Sale Leasehold Offers In The Region Of £90,000

Having been recently redecorated throughout with the added benefit of a newly fitted kitchen and bathroom, this well presented two bedroom ground floor apartment offers ready to move into accommodation benefiting from electric storage heating and an allocated parking space.

The accommodation briefly comprises a communal entrance hall, private entrance hallway, spacious lounge, modern fitted kitchen, two bedrooms and a contemporary bathroom. Externally, the property enjoys communal gardens and one allocated parking space.

Ideally situated close to a range of local shops, schools, and bus routes, with easy access to Wakefield city centre and surrounding amenities, the property is perfectly placed for convenience.

Offered for sale with no chain and vacant possession, this apartment presents an excellent opportunity for a first time buyer, downsizer, or investor seeking a well maintained and modern property. An early viewing is highly recommended to fully appreciate what's on offer.



## ACCOMMODATION

### ENTRANCE HALL

Communal entrance door leading into the communal hallway with access to the ground floor flat. Private entrance door opens into the entrance hall with a wall mounted storage heater, two storage cupboards, airing cupboard and doors leading off to the lounge, kitchen, bathroom and two bedrooms.

### LOUNGE

11'1" x 17'6" (3.39m x 5.35m)

This bright and spacious room features two UPVC double glazed windows to the front elevation, an electric fire with a modern surround, marble back and hearth, coving to the ceiling and a wall mounted storage heater. Door leading through to the kitchen.



### KITCHEN

11'11" x 6'11" (3.65m x 2.11m)

A newly installed modern kitchen fitted with a range of white gloss wall and base units with matching work surfaces incorporating a stainless steel sink and drainer. Plumbing for a washing machine, an integrated oven and grill, space for a fridge/freezer and a four ring electric induction hob with extractor hood above. Finished with splashback tiling, wood effect flooring and recessed LED spotlights. UPVC double glazed window to the front elevation.



### BATHROOM/W.C.

6'1" x 7'3" (1.86m x 2.21m)

A brand new fitted bathroom comprising a concealed low flush w.c., wash basin with vanity

storage, and a panelled bath with electric shower over. Finished with fully tiled walls, wood effect flooring, a heated towel radiator and recessed LED spotlights.



### BEDROOM ONE

8'9" x 13'7" (2.69m x 4.15m)

A UPVC double glazed window to the front, laminate flooring, coving to the ceiling and a wall mounted electric storage heater.



### BEDROOM TWO

10'7" x 7'10" (3.25m x 2.40m)

A UPVC double glazed window to the front, laminate flooring, coving to the ceiling and a wall mounted electric heater.



### OUTSIDE

Externally, the property benefits from attractive communal lawned gardens and allocated parking for one vehicle.

### LEASEHOLD

There is a management fee of £127.41 Per Calendar Month. The remaining term of the lease is 89 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 B.

### 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.