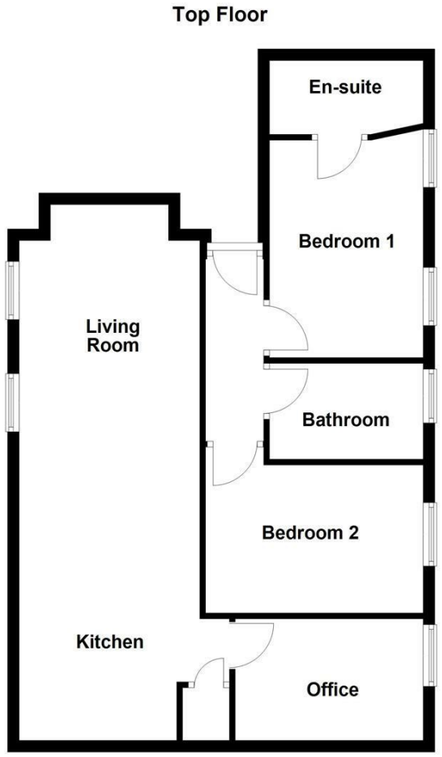
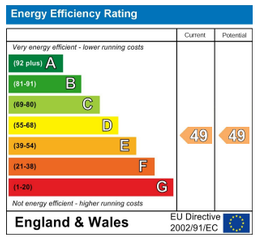


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Apartment 15 5 South Parade, Wakefield, WF1 1LR

For Sale Leasehold £170,000

A large two bedroomed city centre apartment with en suite to the principal bedroom and a dedicated work from home office, all presented to an excellent standard situated on the top floor within easy each of all the city centre facilities.

With an individually controlled heating system in each room, this impressively proportioned top floor apartment is finished to an excellent standard and is approached via a welcoming communal entrance hall with entry intercom system. The private entrance hall leads through into a stunning large living room that is open through to the adjoining dining area and modern fitted kitchen beyond. Off to the side there is a dedicated work from home office. The principle bedroom has an en suite shower room and the second double bedroom is served by the family bathroom.

The property is part of this well regarded development occupying something of a tucked away position within very easy reach of the city centres broad range of shops, schools and recreational facilities. Wakefield has its own mainline railway station with direct services to Kings Cross as well as ready access to the national motorway network.

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.

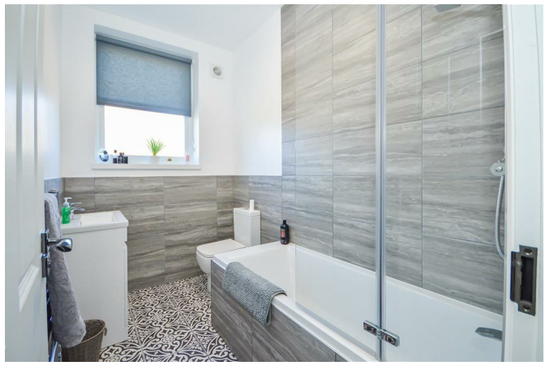
OFFICE
10'9" x 6'10" (3.3m x 2.1m)
Window to the side, electric wall heater, continuation of the wood effect laminate flooring.

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.



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.