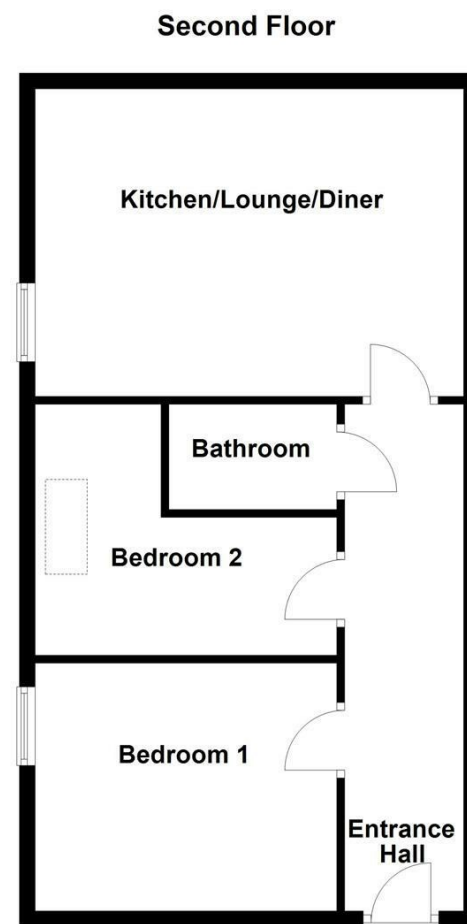


#### IMPORTANT NOTE TO PURCHASERS

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**



## 8 Santingley Court, New Crofton, Wakefield, WF4 1JR

### For Sale Leasehold £100,000

Finished to a high standard throughout, this well presented and spacious two bedroom top floor apartment is located in the desirable village of Crofton, within easy reach of a range of local amenities.

The accommodation briefly comprises an entrance hall, an open-plan kitchen and lounge, two generously sized bedrooms, and a modern house bathroom. Externally, the property benefits from communal parking available on a first-come, first-served basis.

This apartment offers ready-to-move-into accommodation, making it an ideal purchase for first-time buyers or buy-to-let investors.





## ACCOMMODATION

### ENTANACE HALL

The property is accessed via a front-facing composite entrance door leading into the entrance hallway, finished with quality wood effect flooring and an electric storage heater. From here, doors lead to two bedrooms, the house bathroom, and the open plan living/dining/kitchen. Spotlights to the ceiling.

### OPEN PLAN KITCHEN LOUNGE DINER

13'6" x 15'1" [max] [4.14m x 4.61m [max] ]  
UPVC double glazed window to the front, spotlights, electric storage heater. The kitchen area is fitted with a modern range of wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer unit with chrome swan neck mixer tap. There is an inbuilt electric oven with four ring electric hob and stainless steel extractor hood above, together with an integrated under counter fridge and integrated washing machine.



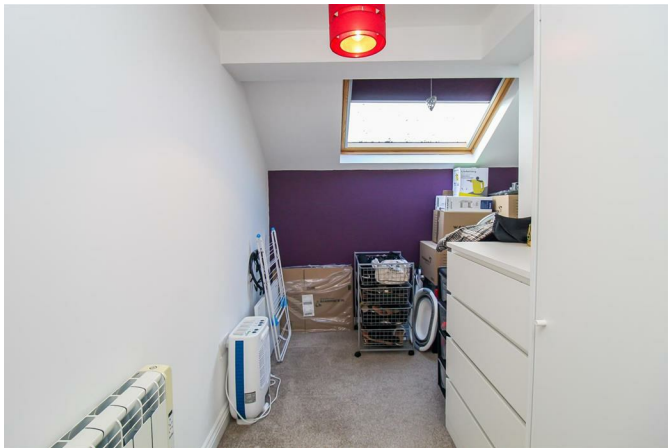
### BEDROOM ONE

10'2" x 13'8" [max] [3.12m x 4.18m [max]]  
UPVC double glazed window to the front, electric storage heater.



### BEDROOM TWO

10'8" x 11'3" [max] [3.26m x 3.45m [max]]  
Velux window to the rear, wall mounted electric storage heater.



### BATHROOM

7'1" x 4'8" [2.17m x 1.43m]  
Heated towel rail, spotlights, loft access, extractor fan, part tiled walls. Fitted with a three piece suite comprising a panel bath with electric shower and screen over, a vanity unit with wash hand basin, and a low Flush W.C..



### LEASEHOLD

The service charge is £1020 [pa] and ground rent £150 [pa]. The remaining term of the lease is 115 years [current year]. 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 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.