Richard Kendall Estate Agent

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12 Aspire Chapel, Grove Road, Wakefield, WF1 1NP

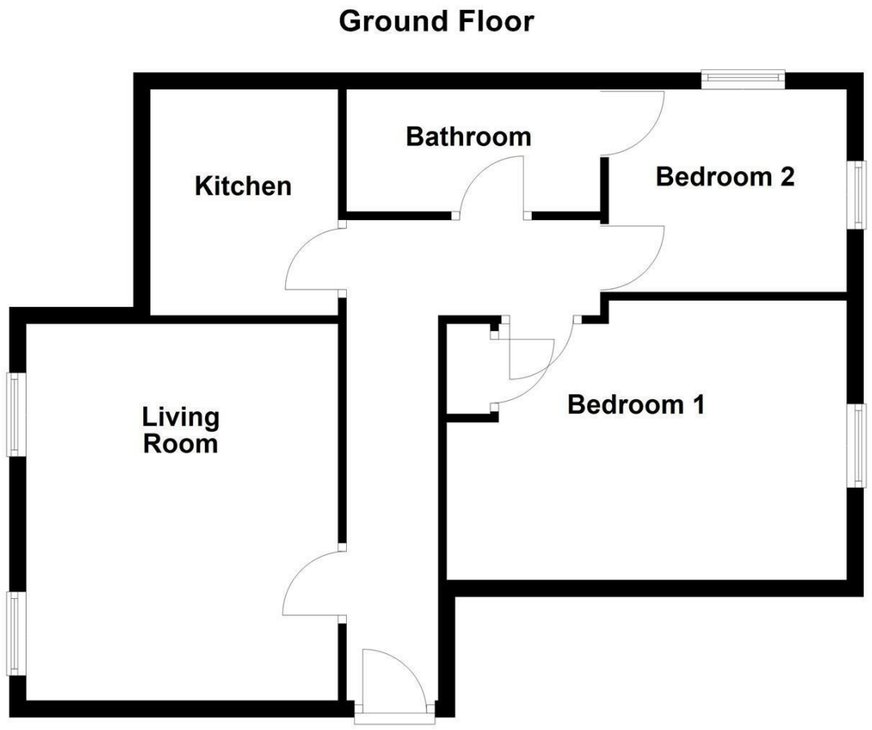
For Sale Leasehold £70,000

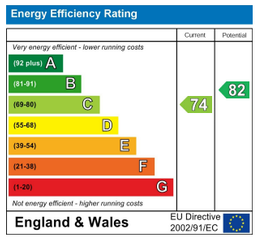
A beautifully presented second floor apartment, recently refurbished and ideally positioned in Wakefield, offers a spacious living room, modern kitchen, two bedrooms, a three piece bathroom, and allocated parking, ideal for first time buyers, professionals, or small families.

The accommodation comprises an entrance hall, a generously sized living room, a modern kitchen with a full range of units and integrated appliances, a large double bedroom, a useful single second bedroom, and a three piece bathroom suite.

With allocated parking and close proximity to the town centre and transport links, this property is perfect for first time buyers and young families.

Only by viewing can the full quality and space be appreciated.





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.

ACCOMMODATION

ENTRANCE HALL

Carpeted flooring and an electric radiator, with doors leading to the living room, kitchen, both bedrooms and the house bathroom.

LIVING ROOM

14'11" x 15'7" (4.56m x 4.75m)

Carpet flooring, an electric radiator and two UPVC double glazed windows facing the side elevation.

KITCHEN

8'11" x 7'4" (2.72m x 2.24m)

Laminate flooring, an electric radiator and a range of wall and base units with laminate work surfaces and tiled splashback. A stainless steel sink with mixer tap and drainer, a built-in electric oven, four ring induction hob, integrated fridge freezer and integrated extractor fan. A double glazed timber Velux window faces the side elevation.

BEDROOM ONE

15'10" x 9'2" (4.83m x 2.80m)

Carpeted flooring, an electric radiator a UPVC double-glazed window to the side elevation and a storage cupboard housing the hot water cylinder.

BEDROOM TWO

9'3" x 8'0" (2.84m x 2.44m)

Carpet flooring, an electric radiator, a UPVC double glazed window to the side elevation and a second UPVC double glazed window to the front elevation.

BATHROOM/W.C.

7'5" x 3'7" (2.27m x 1.10m)

Full floor to ceiling tiling, linoleum flooring, extractor fan, an electric radiator, a pedestal wash basin with mixer tap, low flush w.c., and a panel bath with hot and cold taps, mixer attachment and over bath shower head.

OUTSIDE

The apartment benefits from allocated parking.

LEASEHOLD

The service charge is £250.00 (pa) and ground rent £1.00 (peppercorn) (pa). The remaining term of the lease is 980 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 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.