Richard Kendall
Estate Agent

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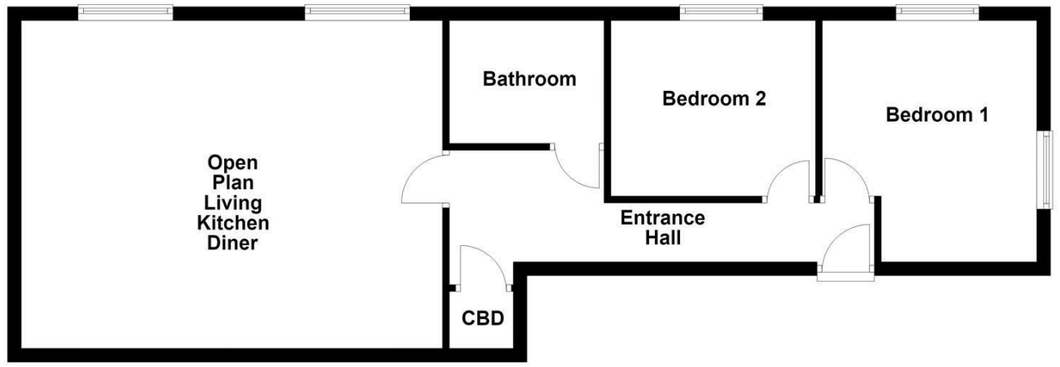
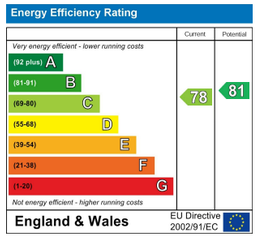
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)



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.

10 Cedar Apartments, Chaloner Grove, Wakefield, WF1 4SU

For Sale Leasehold £120,000

A superb first floor apartment ideal for the first time buyer or professional couple looking to gain access onto the property market, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises communal entrance hall, apartment entrance hallway, superb open plan living/kitchen/dining area, two double bedrooms and the main bathroom/W.C. Outside, there are attractive communal garden areas and allocated parking.

The property is well placed for local amenities including shops and schools, whilst having good access to the M1/M62 motorway networks as well as Kirkgate Train Station. There are main local bus routes nearby travelling to and from the city centre.

Offered for sale with no chain involved, a viewing is highly recommended to fully appreciate the spacious accommodation on offer.

ACCOMMODATION

ENTRANCE HALL

A timber fire door leads into the entrance hall, with a central heating radiator and five doors providing access to both bedrooms, the bathroom, the open plan living kitchen diner and a useful storage cupboard.

BEDROOM ONE

10'2" x 12'10" (max) x 9'9" (min) (3.12m x 3.92m (max) x 2.99m (min))

A dual aspect double bedroom with UPVC double glazed windows overlooking the rear and side elevations, together with a central heating radiator.

BEDROOM TWO

9'9" x 8'7" (2.99m x 2.62m)

Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM

7'4" x 5'10" (2.24m x 1.78m)

Fitted with a three piece suite comprising a panelled bath with glass shower screen, separate mixer shower above and twin taps, a low flush WC and pedestal wash basin with twin taps. Further features include half-height wall tiling, a wall mounted shaver socket, extractor fan and central heating radiator.

OPEN PLAN LIVING KITCHEN DINER

18'5" x 15'8" (5.63m x 4.78m)

A spacious open plan living area with a security entrance intercom linked to the communal entrance door. There are two UPVC double glazed windows overlooking the rear elevation, two central heating radiators and inset ceiling spotlights within the kitchen area. The kitchen is fitted with a range of wall and base units, laminate work surfaces and tiled splashbacks. There is an integrated oven and grill, four-ring gas hob with extractor hood above, and a 1 1/2 bowl stainless steel sink and drainer with swan-neck mixer tap. Further features include plumbing and space for a washing machine, space for an under-counter fridge or freezer and room for a freestanding fridge freezer within the living area. The wall-mounted combination boiler is also housed within this room.

OUTSIDE

The property benefits from an allocated parking space and access to well maintained communal gardens.

LEASEHOLD

The service charge is £447.42 (Per Quarter) and ground rent £301.60 (pa). The remaining term of the lease is 974 years (2026).

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.

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.