WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



11 St Christophers Walk, Burton Street, WF1 2UP

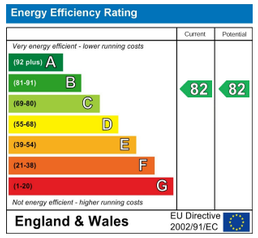
For Sale Leasehold £135,000

Situated in the heart of Wakefield city centre is this well presented two bedroom ground floor apartment, offered for sale with a tenant in situ and presenting an excellent opportunity for investors looking to acquire an established rental property in a highly convenient location.

The property benefits from gas central heating with a recently installed boiler, UPVC double glazing and a secure entry phone system. The accommodation briefly comprises a communal entrance leading to the apartment, private entrance hall with useful storage and boiler cupboards, spacious living room with patio doors and a fitted kitchen with newly installed oven and hob. There are two well proportioned bedrooms, with the principal bedroom benefitting from en suite shower facilities, together with a separate house bathroom. Outside there is an allocated car parking space for one vehicle.

Ideally positioned for everything Wakefield city centre has to offer, the property is within easy reach of shops, restaurants, leisure facilities and excellent transport links, including Wakefield's bus and railway stations.

Offered for sale with a tenant in situ, this conveniently located apartment represents an attractive opportunity for buy to let investors and an early viewing is highly recommended.



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*

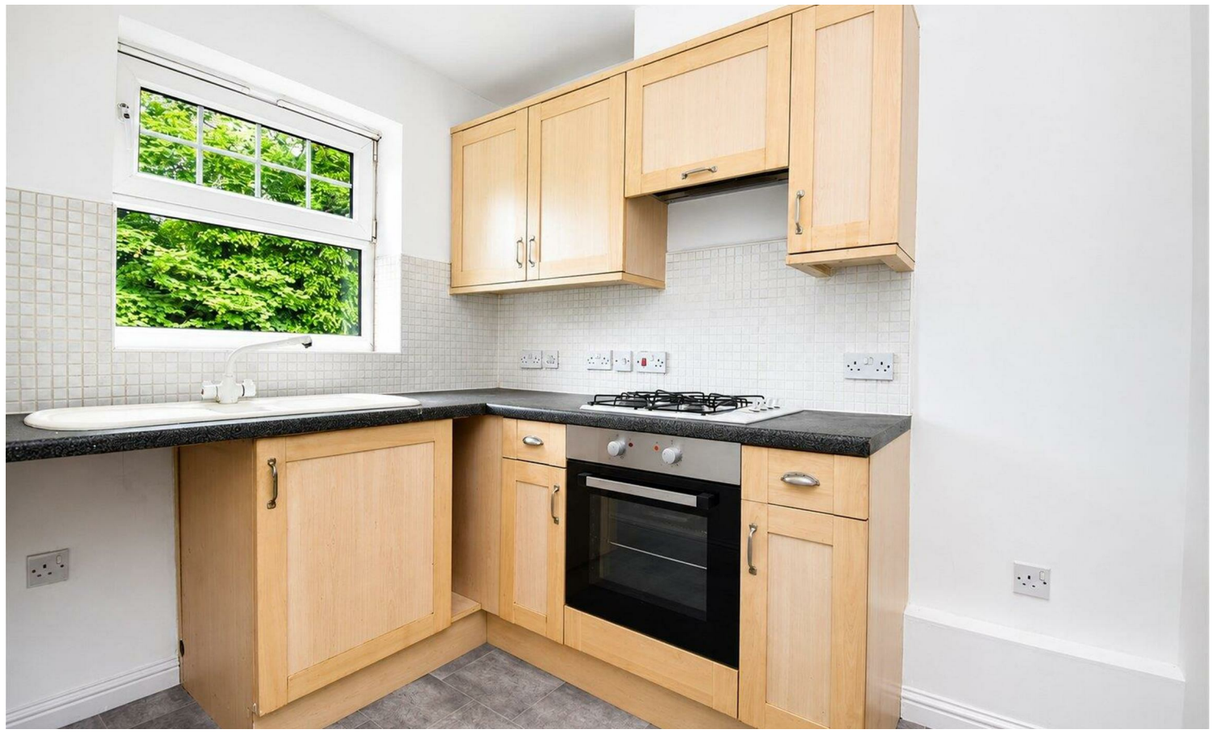
Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*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
Access from the communal entrance hall into the entrance hall. Doors into two bedrooms, bathroom, living room and kitchen.

LIVING ROOM
UPVC double glazed doors opening to the Juliet balcony, central heating radiator.



KITCHEN
UPVC double glazed window. A fitted kitchen with integral oven and hob, 1 1/2 sink and drainer and storage cupboards.

BEDROOM ONE
A double bedroom with a central heating radiator and a UPVC double glazed door opening onto the Juliet balcony.



EN SUITE SHOWER ROOM
A three piece suite with a pedestal wash basin, low flush W.C. and a fitted shower unit with a showerhead and shower screen.



BEDROOM TWO
UPVC double glazed window and a central heating radiator.



BATHROOM
A three piece suite with a pedestal wash basin, low flush W.C. and a fitted bath with glass shower screen and a shower head attachment. Central heating radiator.



OUTSIDE
Outside, there is an allocated parking space for one vehicle.

PLEASE NOTE
PLEASE NOTE: The photographs were taken prior to the current tenancy and therefore may not be a true representation of the property's present condition, furnishings or appearance.

LEASEHOLD
The service charge is £1813.03 (pa) and ground rent £45 (pa). The remaining term of the lease is 126 years (2026). 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 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.