Richard Kendall Estate Agent

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# 44 Royal Troon Mews, Wakefield, WF1 4JL

## For Sale Leasehold £140,000

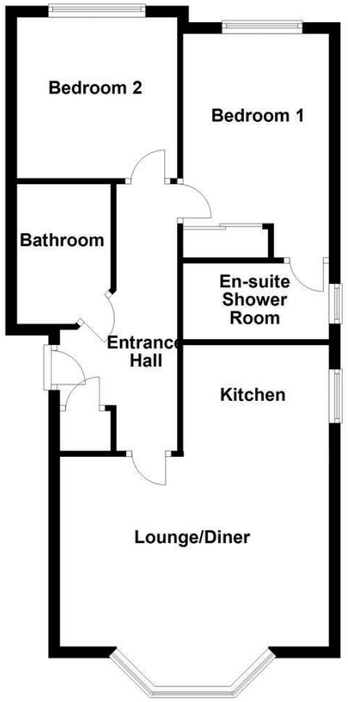
An ideal opportunity for the first time buyer, working couple or those looking to downsize, is this well appointed two double bedroom ground floor apartment.

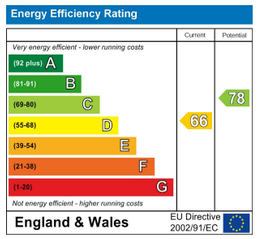
The apartment fully comprises of entrance hall, lounge open to kitchen area, principal bedroom with ensuite shower room off, second bedroom and main bathroom. Outside the property has its own parking space.

Situated close to Wakefield city centre and Pinderfields hospital, the property is well placed to local amenities including shops and schools. The motorway network is only a short distance away, perfect for those looking to commuter further afield.

The property really should be viewed at your earliest convenience the fully appreciate the quality of accommodation on offer.

Ground Floor




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 HALLWAY
Doors to lounge/diner, kitchen, two bedrooms and bathroom/w.c. Wall mounted electric heater, LVT flooring and telephone intercom.

### LOUNGE/DINER
15'9" x 15'8" (4.81m x 4.80m)
UPVC double glazed bay window, LVT flooring and wall mounted electric heater.

### KITCHEN
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps. Integrated oven and grill, four ring electric hob with stainless steel back and filter hood above. Drawers over the base units, space for fridge and freezer and plumbing for a washing machine. Recess ceiling spotlights.

### BEDROOM ONE
12'11" x 8'5" (3.96m x 2.58m)
Wall mounted electric heater, UPVC double glazed window, wood effect floor and double fitted wardrobe with sliding doors. Door to en suite shower room/w.c.

### EN-SUITE SHOWER ROOM
5'11" x 4'5" (1.81m x 1.36m)
Low flush w.c., pedestal wash basin, shower cubicle with mixer shower and fully tiled. Part tiled walls and radiator.

### BEDROOM TWO
9'4" x 8'10" (2.85m x 2.70m)
UPVC double glazed window and wall mounted electric heater.

### BATHROOM/W.C.
Low flush w.c., pedestal wash basin, panelled bath and part tiled walls. Heated chrome towel radiator.

### OUTSIDE
There are lawned communal garden areas and a parking space.

### PLEASE NOTE
Please be advised the photographs shown are of when the apartment was previously empty.

### LEASEHOLD
The service charge is £898 (pa) and ground rent £150 (pa). The remaining term of the lease is 199 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 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.

### 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.