

**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**

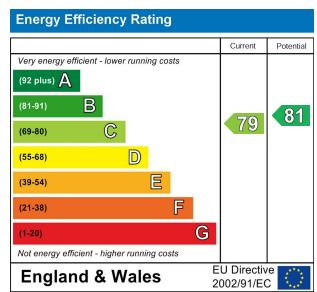
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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.



## 11 Birch Apartments Chaloner Grove, Wakefield, WF1 4ST

**For Sale Leasehold £95,000**

A well maintained and attractive first floor apartment with one double bedroom, benefitting from an allocated parking space, UPVC double glazing and gas central heating. Offered for sale with tenant in situ.

The accommodation briefly comprises communal entrance lobby with stairs to the first floor, apartment entrance hall, open plan dual aspect kitchen/dining/living room, double bedroom and bathroom/w.c. Outside, there are communal garden areas and one allocated parking space.

Situated in this popular development, the property is well placed for access to Wakefield city centre itself, Pinderfields Hospital and a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

An ideal property for the investor. An early viewing is highly recommended.



## ACCOMMODATION

### COMMUNAL ENTRANCE LOBBY

Entrance door with intercom access and staircase to the first floor.

### ENTRANCE HALL

Entrance door, radiator, laminate flooring and store cupboard.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

20'9" x 12'11" [6.34m x 3.96m]

Three UPVC double glazed windows, two radiators, laminate flooring and intercom phone for the communal entrance door. The kitchen area comprises a range of wall and base units with work surface over incorporating 1.5 bowl stainless steel sink and drainer, integrated oven and grill, four ring gas hob with filter hood over, integrated washing machine, space for a fridge/freezer, tiled splash back and spotlights.



### BEDROOM ONE

13'8" x 8'8" max [4.18m x 2.65m max]

UPVC double glazed window, radiator, laminate flooring and housing the combination boiler.



### BATHROOM/W.C.

6'10" x 6'8" [2.10m x 2.05m]

Three piece suite comprising panelled bath with mixer shower over, pedestal wash basin and low flush w.c. Radiator, part tiled walls and shaver socket.



### OUTSIDE

There are communal garden areas and one allocated parking space.

### LEASEHOLD

The service charge is £1524.68 per annum (paid £381.17 quarterly) and ground rent £301.60 (pa). The remaining term of the lease is 976 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 TBC.

### 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.

### LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.