



**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



## 15 Blenheim Road, Wakefield, WF1 3JZ

**For Sale Leasehold £170,000**

Offered to the market with no chain and situated in the sought after area of St Johns is this attractive and superbly presented two bedroom apartment benefiting from well proportioned rooms and an off road parking space.

The accommodation fully comprises entrance hall, kitchen/diner, inner hallway leading to the living room, two bedrooms and bathroom/w.c. Outside, there is a communal paved patio area, perfect for entertaining and dining purposes and a tarmacadam driveway leading to an off road parking space.

Conveniently located within close proximity to local amenities including shops, schools, Wakefield city centre, Westgate train station and easy access to Junction 41 of the M1 motorway.

The property would be ideal for the couple, small family or potential landlords with the potential rental income generating approx £900-£1,000 pcm. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, timber single glazed sash window to the side aspect, picture rail, central heating radiator and an opening leading into the inner hallway. Door into the kitchen/diner.



### KITCHEN/DINER

14'0" x 9'1" [4.27m x 2.79m]

Range of wall and base units with chrome handles, laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ceramic hob and cooker hood above, space for a large fridge freezer freestanding, central heating radiator, ornate coving to the ceiling, picture rail, laminate flooring and combi condensing boiler housed within the kitchen. Two single glazed sash windows to the front aspect.



### INNER HALLWAY

Central heating radiator, picture rail, coving to the ceiling and doors providing access to two bedrooms, bathroom and living room.

### LIVING ROOM

16'6" x 13'9" [min] x 15'8" [max] [5.03m x 4.21m [min] x 4.80m [max]]

Timber single glazed windows to the front aspect, ornate coving to the ceiling, original picture rail, central heating radiator, large skirting boards and open fireplace on a cast iron grate with tiled hearth, tiled decorative interior and large wooden decorative surround.



### BATHROOM/W.C.

16'7" x 4'6" [5.06m x 1.39m]

Three piece suite comprising pedestal wash basin with swan neck mixer tap, low flush w.c., and panelled bath with bi-folding glass shower screen, mixer tap and separate mixer shower over. Part tiled walls, central heating radiator, laminate flooring and dado rail.



### BEDROOM ONE

8'7" x 13'3" [min] x 16'7" [max] [2.64m x 4.06m [min] x 5.06m [max]]

Coving to the ceiling, dado rail, two timber single glazed sash windows overlooking the rear aspect and central heating radiator.



### BEDROOM TWO

13'5" x 6'0" [4.11m x 1.85m]

Coving to the ceiling, dado rail, timber single glazed sash window overlooking the rear aspect and central heating radiator.



### OUTSIDE

The property has a tarmacadam driveway leading to the off road parking space with solid brick built walls to the sides and planted borders. To the rear, a communal paved patio area, perfect for entertaining and dining purposes.

### LEASEHOLD

The service charge is £1027.32 [pa] and ground rent £100 [pa]. The remaining term of the lease is 185 years [2023]. 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.