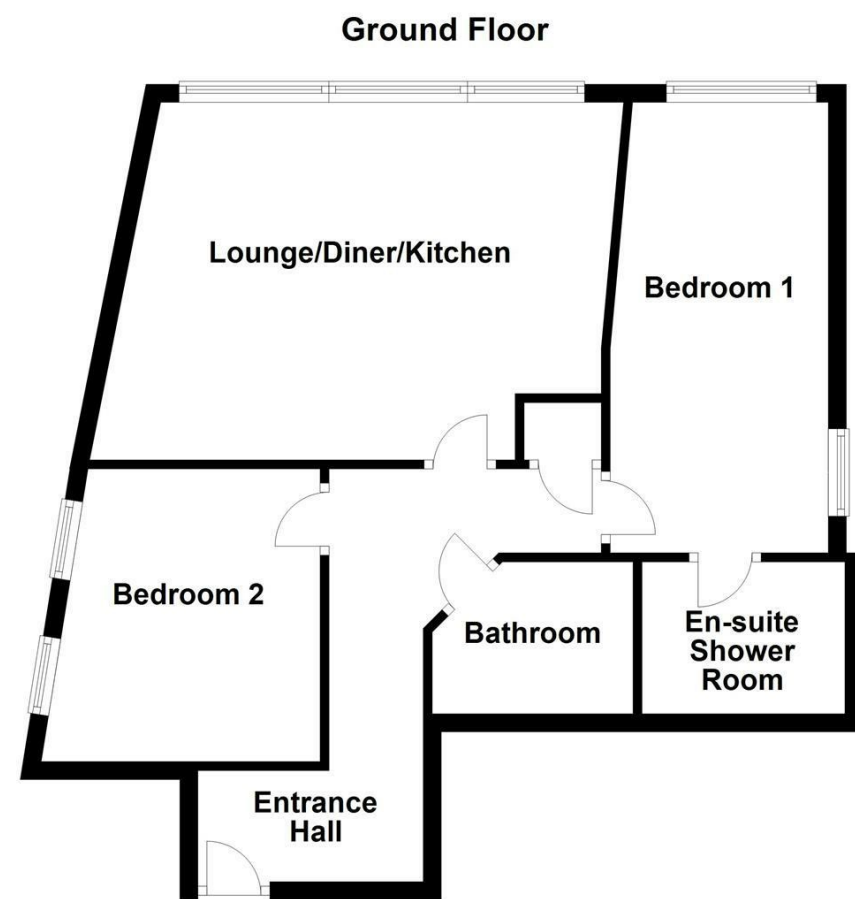


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



Mulberry House Burgage Square, Wakefield, WF1 2SE

For Sale Leasehold £145,000

A fantastic opportunity to purchase this executive top floor two bedroom apartment situated in the heart of Wakefield city centre benefitting from modern and ready to move into accommodation.

The property briefly comprises of entrance hall, two bedrooms (bedroom one with en suite shower facilities), three piece modern bathroom/w.c. and open plan lounge/kitchen/diner.

The property would suit those looking to commute for work located opposite Wakefield Westgate train station with direct railway links to Leeds, Sheffield and London. Nestled in Wakefield centre, the property has ample amenities on hand.

Ideal for the first time buyer, couple or an investor and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

14'7" [max] x 3'1" [max] [4.45m [max] x 0.94m [max]]

Composite door, doors to two bedrooms, bathroom, lounge/diner/kitchen and storage cupboard.

BEDROOM ONE

7'7" [max] x 16'7" [2.32m [max] x 5.08m]

UPVC double glazed windows to the side and front, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'0" x 4'9" [2.15m x 1.46m]

Modern three piece suite comprising low flush w.c., walk in shower cubicle and pedestal wash basin. Fully tiled walls and floor. Ladder style radiator, spotlights to the ceiling and UPVC double glazed frosted window to the side.



BEDROOM TWO

10'9" x 9'10" [3.30m x 3.02m]

Central heating radiator and two UPVC double glazed windows to the side.



BATHROOM/W.C.

6'11" x 5'1" [2.12m x 1.56m]

Modern three piece suite comprising panelled bath with chrome shower and mixer tap, pedestal wash basin and low flush w.c. Fully tiled walls and floor. Spotlights to the ceiling and ladder style radiator.



LOUNGE/DINER/KITCHEN

17'9" x 14'6" [5.42m x 4.42m]

Range of modern fitted walls and base units with laminate work surface over, four ring electric hob with extractor hood, inset chrome sink with mixer tap, integrated oven, integrated dishwasher and integrated fridge/freezer. Central heating radiator, UPVC double glazed floor to ceiling windows to the front aspect overlooking Wakefield Westgate train station.



OUTSIDE

The property benefits from an allocated parking space. The allocated parking space is on the fifth floor of the nearby multi storey car parkin in the private black zone.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This is a brilliant flat, so very close to the station and with great views across towards the Pennines. "

LEASEHOLD

The service charge is £1,437.12 [per half year]. The remaining term of the lease is 236 years [2024]. A copy of the lease is held on our file at the Wakefield office.

A new charge of £258 per annum for service charge on the car park is now also payable.

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.