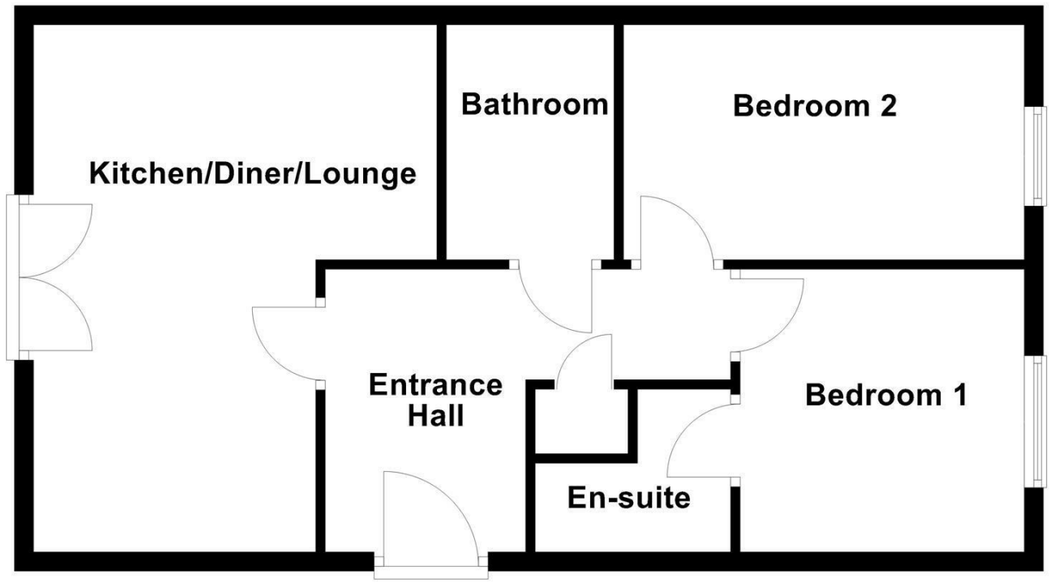
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Second Floor



60 Royal Troon Drive, Wakefield, WF1 4JJ

For Sale Leasehold £140,000

Ideally situated in Stanley, Wakefield is this well presented second-floor, two bedroom apartment. The property boasts a modern bathroom, and an en suite shower room, along with a spacious open plan kitchen, dining, and lounge area.

The accommodation briefly comprises an entrance hall with a useful storage cupboard, leading to two double bedrooms, the house bathroom, and the open-plan living space. The kitchen is fitted with a range of contemporary wall and base units, while the lounge area benefits from double UPVC patio doors opening onto a Juliet balcony overlooking the front elevation, allowing for excellent natural light. Both bedrooms are well proportioned doubles, with the principal bedroom further enhanced by fitted wardrobes and access to a stylish en suite shower room. The bathroom features a contemporary three piece suite, and the apartment benefits from double glazed UPVC windows throughout. Externally, the property includes allocated parking for one vehicle.

Offered in ready-to-move-in condition, this apartment is perfectly suited to first-time buyers and investors alike. Conveniently located close to Pinderfields Hospital, with excellent motorway links and easy access to Wakefield town centre, the property also enjoys proximity to local shops, amenities, and schools within walking distance.

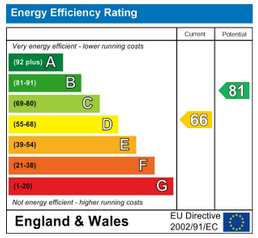
The apartment is to be sold with vacant possession and no onward chain. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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
Benefitting from electric radiators, a storage cupboard, and loft access. The hallway provides access to the bathroom, two bedrooms, and the open-plan kitchen, diner, and lounge. There is also a useful storage cupboard housing the hot water cylinder.

OPEN PLAN KITCHEN DINER
15'6" (max) x 12'0" (min) (4.73m (max) x 3.66m (min))
This spacious and versatile living area provides an electric radiator, ceiling spotlights, and double glazed UPVC patio doors opening onto a Juliet balcony. The kitchen area is fitted with a range of wall and base units, laminate work surfaces, a stainless steel sink with mixer tap and drainer, an integrated cooker with induction hob, a Bosch extractor fan, and partially tiled splashbacks. There is also space and plumbing for a fridge freezer, dishwasher, and washing machine, along with a double glazed UPVC window to the side elevation.

BEDROOM ONE
11'3" x 9'3" (3.45m x 2.83m)
This well proportioned double bedroom features built in wardrobes, spotlights to the ceiling, an electric radiator, and double glazed UPVC windows overlooking the rear elevation. The room also benefits from direct access to the en-suite shower room.

EN SUITE SHOWER ROOM
6'6" x 4'0" (2.0m x 1.22m)
Fitted with linoleum flooring, the en-suite comprises a low flush WC, pedestal wash basin with mixer tap, and an integrated shower enclosure with tiled surrounds. Additional features include partial tiling, an extractor fan, ceiling spotlights, and a heated towel radiator.

BEDROOM TWO
11'6" x 8'2" (3.52m x 2.49m)
Bedroom two is another comfortable double room, offering fitted carpet flooring, an electric radiator, spotlights to the ceiling, and double glazed UPVC windows to the front elevation.

BATHROOM
5'7" x 8'4" (1.72m x 2.56m)
The bathroom includes a low flush WC, pedestal wash basin with mixer tap, and a panelled bath with shower attachment and tiled surrounds. Further benefits include a frosted double glazed UPVC window, extractor fan, electric radiator, and ceiling spotlights.

LEASEHOLD
The service charge is £1600 (pa) and ground rent £89.52 (pa). The remaining term of the lease is 231 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.