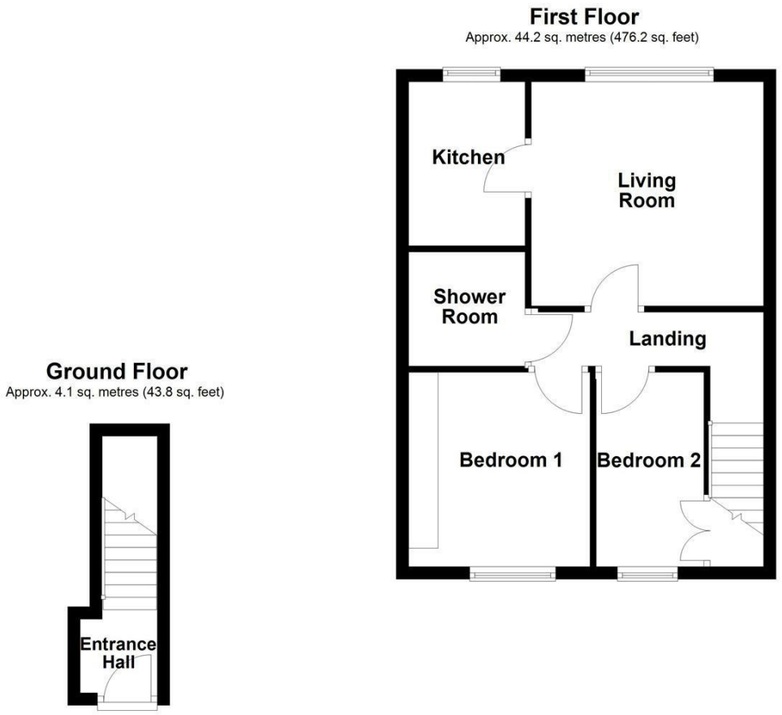


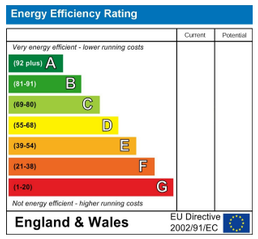
Total area: approx. 48.3 sq. metres (520.0 sq. feet)

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.

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

28 Elizabeth Gardens, Wakefield, WF1 3SZ

For Sale Leasehold £85,000

Located on this sought after over 55s development ideally located for Wakefield city centre offered with no onward chain is this top floor two bedroom apartment benefitting from modern kitchen and shower room.

The property briefly comprises of the entrance hall, living room, modern fitted kitchen, two bedrooms (main with fitted wardrobes) and shower room. Outside there is a paved seating area and communal lawned gardens with residents parking in a communal car park.

The property is within walking distance to Wakefield city centre with local amenities surrounding including shops and highly regarded schools. There is great access to the motorway network and Wakefield Westgate train station, for those looking to commute further afield.

An ideal property for those looking to downsize and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the entrance hall with staircase and handrail to the first floor landing, complete with stair lift.

LANDING
Central heating radiator and doors leading to the living room, two bedrooms and the shower room. Loft access with part boarding, lighting and power.

BEDROOM ONE
10'2" x 7'5" (3.12m x 2.27m)
UPVC double glazed window to the front elevation, central heating radiator, fitted double wardrobe with sliding doors and additional fitted drawers.

BEDROOM TWO
10'2" x 5'10" (3.12m x 1.78m)
UPVC double glazed window to the front elevation, central heating radiator and built-in wardrobe over the bulkhead of the stairs.

SHOWER ROOM/W.C.
6'1" x 6'1" (1.86m x 1.87m)
Fitted with a modern three piece suite comprising low flush W.C. with concealed system, wash basin set within vanity unit with mixer tap and large shower cubicle with glass sliding door and mains fed shower with rainfall head and attachment. Fully tiled walls and floor, extractor fan and chrome heated towel radiator.

LIVING ROOM
11'9" x 12'4" (3.60m x 3.76m)
UPVC double glazed window overlooking the rear elevation and courtyard, central heating radiator and door leading to the kitchen.

KITCHEN
6'2" x 8'5" (1.89m x 2.59m)
Fitted with a range of wall and base units with laminate work surface, ceramic 1.5 sink and drainer with swan neck mixer tap, integrated oven and grill with four ring induction hob and extractor above. Space for a freestanding fridge freezer and plumbing for a washing machine. UPVC double glazed window to the rear, tiled splashback and floor, and combi boiler housed within a cupboard.

OUTSIDE
To the front, there is a paved seating area with a lawn section and pebbled border, along with external lighting by the entrance door. There is also a communal tarmac parking area to the front, together with attractive landscaped communal gardens.

LEASEHOLD
The service charge is £887.76 (pa) and ground rent £25.00 (pa). The remaining term of the lease is 58 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 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.