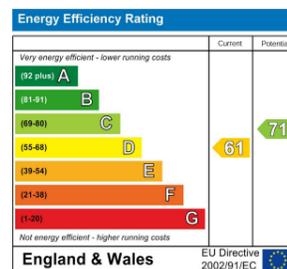




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



142 Stanley Road, Wakefield, WF1 4LS
For Sale Leasehold £90,000

A deceptively spacious two bed roomed top floor apartment situated in this highly convenient position on the fringe of the city centre.

With a communal entrance hallway with an entry intercom system, stairs lead up to the second floor. On the top floor there is a useful lockable storage cupboard on the landing as well as the private entrance door into the flat. A central hallway leads through into a good sized living room that has tall windows to the front, as well as a feature fireplace. To the rear, there is a kitchen which is fitted with a good range of units. The first double bedroom is situated to the front of the property with fitted wardrobes and the second bedroom is to the rear also with a fitted double wardrobe. The property is served with a bathroom fitted with a three piece white suite. Outside, the property stands in communally managed gardens.

The property is situated within this popular residential area on the fringe of the city centre within very easy range of the broad range of the shops, schools and recreational facilities. Wakefield city centre also has it's own main line railway station providing regular services to London, as well as ready access to the national motorway network.



ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE HALL

Key fob entry system, stairs to the second floor.

SECOND FLOOR

Private entrance hall with a panelled front entrance door.

ENTRANCE HALL

Storage heater, loft access hatch. Built in storage cupboard and airing cupboard housing the water heater.

LIVING ROOM

15'1" x 12'1" [4.6m x 3.7m]

UPVC double glazed window to the front, door into the kitchen, storage heater, feature fireplace with a marbled surround and hearth housing an electric fire.



KITCHEN

10'5" x 8'10" [3.2m x 2.7m]

UPVC double glazed window to the rear. Fitted with a good range of wall and base units with laminate worktops and tiled splashback, inset stainless steel sink, point for an electric cooker, space and plumbing for a washing machine, space for an undercounter fridge freezer.

BEDROOM ONE

12'1" x 11'5" [3.7m x 3.5m]

UPVC double glazed window to the front, electric storage heater, built in mirrored wardrobes.



BEDROOM TWO

10'5" x 6'10" [3.2m x 2.1m]

Window to the rear, electric wall heater, built in double wardrobe.



BATHROOM

7'2" x 5'6" [2.2m x 1.7m]

Frosted window to the rear. Fitted with a three piece suite comprising of a panelled bath with electric shower over, pedestal wash basin and a low suite W.C..



OUTSIDE

Outside, the property has communal gardens.

LEASEHOLD

The ground rent is £10 [pa]. The remaining term of the lease is 88 years [current year]. A copy of the lease is held on our file at the Wakefield office.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

COUNCIL TAX BAND

The council tax band for this property is A.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.