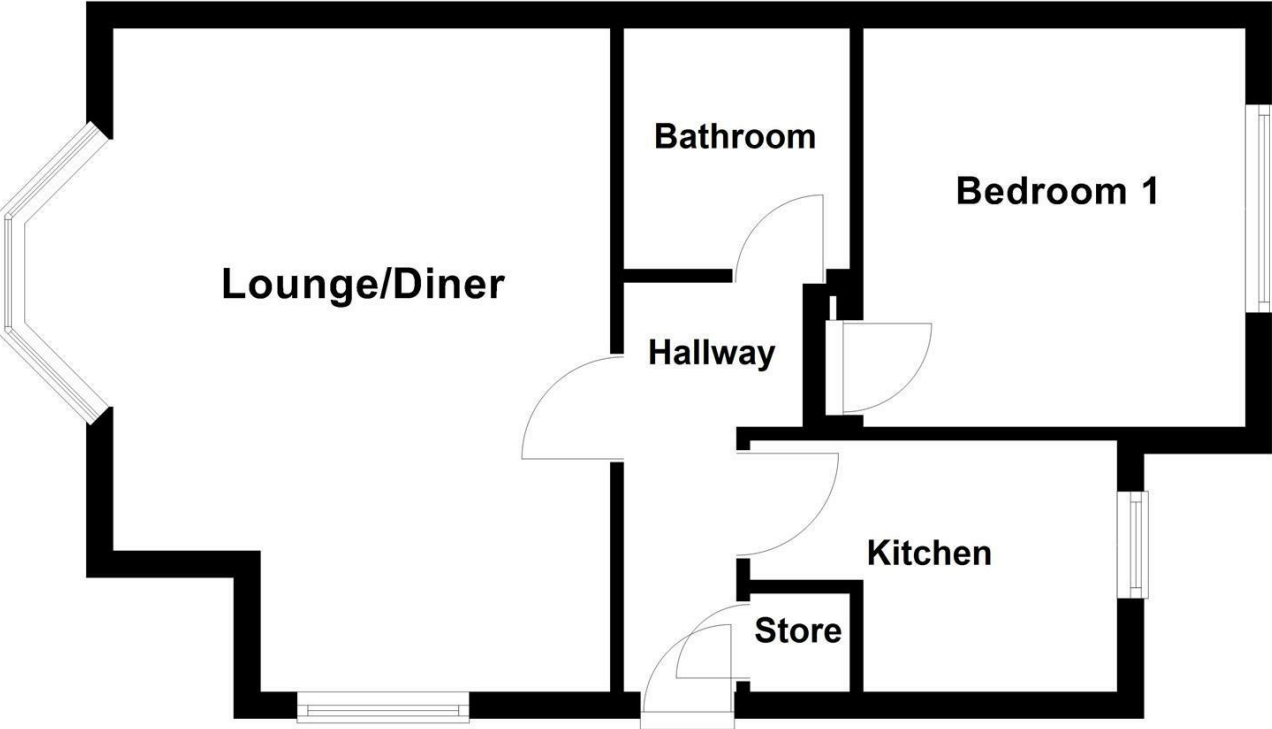


Ground Floor

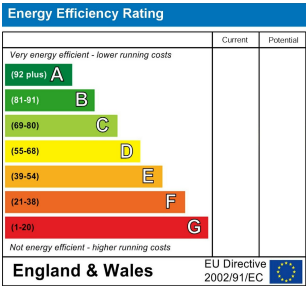


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



72 Park Lodge Lane, Wakefield, WF1 4QA
For Sale Leasehold Offers Over £100,000

Proudly introducing to the market this well presented one bedroom ground floor apartment. Benefitting from private off street parking and spacious accommodation throughout, this property is certainly not one to be missed.

With UPVC double glazed windows and gas central heating, the property briefly comprises of the entrance hall, galley kitchen, spacious lounge/dining room, one double bedroom with fitted wardrobes and drawers and the modern fitted bathroom. Outside, the property has parking for one car on a brick built driveway and a patio seating area, perfect for outdoor dining and entertaining purposes.

Located within easy distance of Wakefield city centre and Westgate train station, local bus routes travel to and from the city centre. The M1 motorway is only a short drive away making centres such as Manchester and Leeds accessible on a daily basis by car.

Only a full internal inspection will reveal all that is on offer at this quality apartment and an early viewing comes recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door into the entrance hall. Central heating radiator. Doors to the kitchen, a storage cupboard, bedroom one, bathroom and the lounge/dining room.

KITCHEN

9'0" x 6'2" [2.76m x 1.88m]

UPVC double glazed window to the rear, tiled splashback. A range of wall and base units with laminate worksurface over, space and plumbing for fridge, space and plumbing for a freezer, integrated oven, four ring electric hob with extractor fan over, space and plumbing for a washing machine, composite sink with hot and cold taps and a drainer.

LOUNGE/DINING ROOM

16'11" x 12'4" [5.18m x 3.77m]

UPVC double glazed bay window to the front, UPVC double glazed window to the side, central heating radiator, fireplace with feature surround.



BEDROOM ONE

9'9" x 9'5" [2.98m x 2.89m]

UPVC double glazed windows to the rear, central heating radiator, a range of fitted wardrobes and drawers.



BATHROOM

5'10" x 5'8" [1.80m x 1.73m]

Chrome ladder style central heating radiator, spotlights, extractor fan. Wall mounted hand wash basin with mixer tap and storage cupboards, low flush W.C., panelled bath with hot and cold taps, shower head attachment with mixer tap and glass shower screen.



OUTSIDE

Block paved driveway with parking for one car and a patio seating area, perfect for outdoor dining and entertaining purposes.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.

LEASEHOLD

The service charge is £ [pa] and ground rent £ [pa]. The remaining term of the lease is 70 years [current year]. A copy of the lease is held on our file at the Wakefield office.