Richard Kendall Estate Agent

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# 36 Charles Street, Wakefield, WF1 4PF

## For Sale Leasehold £98,000

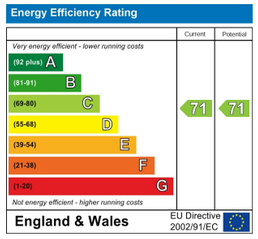
Ideally situated close to Wakefield Kirkgate train station is this well presented top floor two bedroom apartment, benefitting from useful external storage and well proportioned accommodation throughout.

The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, two bedrooms and a family bathroom. Externally, the development enjoys communal lawned areas together with an outhouse providing additional storage.

The property is ideally located for local shops and amenities and is within a short distance of Wakefield city centre. With nearby train stations offering excellent transport links, it is well suited to commuters.

This property would make an excellent first home, investment opportunity or potential downsizing purchase. Viewing is highly recommended.




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.

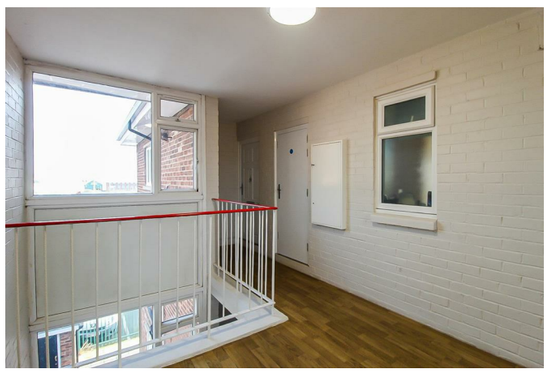
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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

### HALLWAY
The property is a top floor apartment accessed via a secure key fob entry system. A door leads into the main hallway which provides access to the lounge, kitchen, three bedrooms and the bathroom.



### LOUNGE
13'6" x 12'6" (4.12m x 3.83m)
UPVC double glazed window to the side elevation and UPVC door leading out to the balcony, with central heating radiator.



### KITCHEN
11'9" x 6'8" (3.60m x 2.05m)
Fitted with a range of wall and base units with black laminate worktops, stainless steel sink and drainer, plumbing for a washing machine and space for a fridge freezer. Integrated gas hob with oven and cooker hood over, tiled splashbacks and built in storage cupboard. UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM ONE
13'3" x 9'10" (4.04m x 3.02m)
UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO
10'11" x 9'10" (3.33m x 3.02m)
UPVC double glazed window to the front elevation and central heating radiator.



### BATHROOM/W.C.
6'5" x 5'0" (1.98m x 1.54m)
Frosted UPVC double glazed window to the rear elevation and fitted with a three piece suite comprising panel bath with wall mounted shower over, wash basin and low flush WC.



### OUTSIDE
Externally the property benefits from a built in storage cupboard and, to the ground floor, a separate storage outhouse belonging to the apartment. The development also enjoys communal lawns and gardens.



### LEASEHOLD
The service charge is £299.69 (pa) and ground rent £10 (pa). The remaining term of the lease is 90 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.