Richard Kendall Estate Agent

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12 Belfry Court, Outwood, Wakefield, WF1 3TY

For Sale Leasehold £125,000

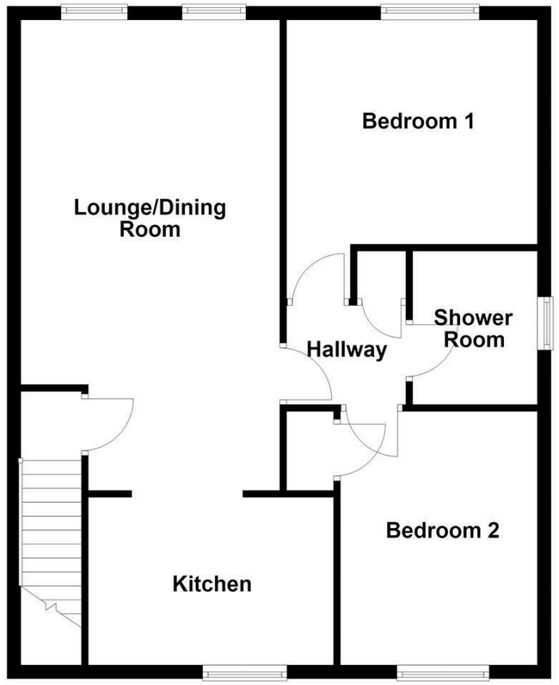
Nestled within a sought after cul-de-sac location in the Outwood area of Wakefield is this superbly presented two bedroom first floor apartment. Offering well proportioned accommodation throughout, the property boasts a spacious lounge dining room, separate kitchen and allocated parking for one vehicle. Ideal for a range of buyers, this attractive home is certainly not one to be missed.

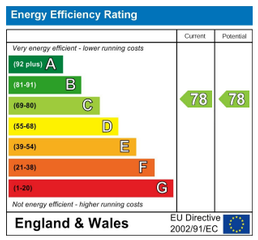
The accommodation briefly comprises an entrance with stairs leading to the first floor and into the spacious lounge dining room, which provides access to the kitchen and inner hallway. The hallway leads to bedroom one, bedroom two, the shower room and a useful storage cupboard, with bedroom two also benefitting from additional built in storage. The hallway also provides access to a loft room which has been fully boarded and panelled, offering useful additional storage space. Externally, the property benefits from well maintained communal areas incorporating a paved patio and planted beds, providing an attractive space for outdoor seating and entertaining. There is also allocated parking for one vehicle.

The property is conveniently situated for a range of local amenities, with shops, schools and well regarded public houses all within easy reach. Outwood also benefits from its own railway station, providing excellent commuter links, whilst regular bus routes operate nearby. For those travelling further afield, both the M1 and M62 motorway networks are within easy driving distance, providing convenient access to surrounding towns and cities.

Only a full internal inspection will truly reveal everything this well presented apartment has to offer and an early viewing is highly recommended to avoid disappointment.

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.



ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hall with central heating radiator, dado rail and stairs leading to the first floor.

FIRST FLOOR LANDING
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, dado rail and door providing access to the lounge dining room.

LOUNGE DINING ROOM
22'7" x 12'5" (max) x 9'0" (min) (6.90m x 3.80m (max) x 2.75m (min))
Two UPVC double glazed windows to the rear, two central heating radiators, spotlights and coving to the ceiling, dado rail, opening through to the kitchen and door providing access to the inner hallway. There is also a decorative fireplace with marble surround and wooden mantle, together with an intercom system.



KITCHEN
11'9" x 8'2" (3.60m x 2.50m)
UPVC double glazed window to the front with built in blinds, coving to the ceiling and chrome ladder style central heating radiator. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 sink and drainer with mixer tap and tiled splashback. Four ring halogen hob with stainless steel extractor hood and splashback, together with integrated oven, microwave, fridge, freezer and washing machine.

INNER HALLWAY
Providing access to bedroom one, bedroom two, the shower room and a useful storage cupboard. There is also a dado rail, coving to the ceiling and access to the loft room.

LOFT ROOM
Fully boarded and panelled to the walls with lighting and access to further storage areas, including an additional larger storage space.

BEDROOM ONE
12'1" x 13'5" (max) x 10'9" (min) (3.70m x 4.10m (max) x 3.30m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM TWO
9'4" x 12'1" (2.85m x 3.70m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and access to a useful storage cupboard.



SHOWER ROOM
6'0" x 7'4" (1.85m x 2.25m)
Modern fitted shower room with frosted UPVC double glazed window to the side, spotlights to the ceiling, extractor fan and chrome ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and a shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Fully tiled walls.



OUTSIDE
To the front of the property is a communal area which is mainly paved with planted features, providing space for outdoor seating and entertaining. There is also an allocated parking space for the apartment.

LEASEHOLD
The ground rent is £25 (pa). The remaining term of the lease is 63 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.

PLEASE NOTE
Please be advised that due to the remaining 63 years on the lease, this could make it very difficult to obtain a mortgage and all buyers should seek their own financial enquiries before viewing.