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



# 18 Whitegates Close, Wrenthorpe, Wakefield, WF1 2AR

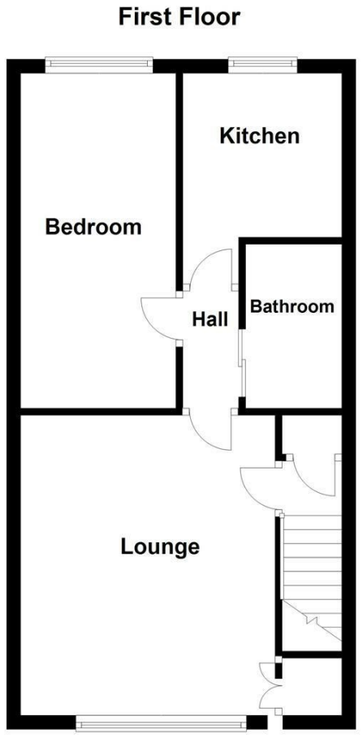
## For Sale Leasehold Offers In The Region Of £105,000

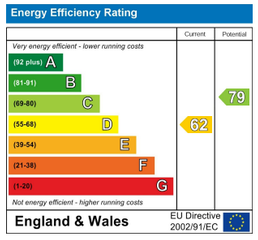
An excellent opportunity for first time buyers, professional couples, investors or those looking to downsize is this well maintained one bedroom top floor apartment, benefitting from UPVC double glazing throughout and offered for sale with no onward chain and vacant possession.

The accommodation briefly comprises a private entrance hall with staircase leading to the first floor landing, spacious living room, fitted kitchen, double bedroom and bathroom. Externally, the property enjoys attractive communal garden areas and the benefit of off road parking for one vehicle.

The property is conveniently positioned for a range of local amenities including shops, schools and regular bus services, whilst also offering excellent access to nearby town centres and the motorway network, making it ideal for commuters.

Offered with no chain involved and ready for immediate occupation, this property represents an excellent opportunity and an early 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

### ENTRANCE HALL
Entrance door leading into the entrance hall with staircase leading to the first floor landing.

### FIRST FLOOR LANDING
Airing cupboard and doors providing access to the lounge.

### LOUNGE
12'0" x 14'2" (3.67m x 4.32m)
Wall mounted electric heater, UPVC double glazed window to the front elevation and a useful storage cupboard over the stairs. Door leading through to the inner hallway.





### INNER HALLWAY
Wall mounted electric heater, loft access and doors leading to the bedroom, kitchen and bathroom.

### BEDROOM ONE
7'3" x 15'7" (2.22m x 4.75m)
Wall mounted electric heater and UPVC double glazed window overlooking the rear elevation.



### KITCHEN
7'5" x 7'7" (2.28m x 2.32m)
Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine, space for a fridge and freezer, integrated oven and grill, four ring electric hob with stainless steel splashback and extractor hood above. Tiled splashbacks, laminate flooring and UPVC double glazed window to the rear elevation.

### BATHROOM/W.C.
7'8" x 4'6" (2.34m x 1.38m)
Fitted with a modern three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer shower over. Fully tiled walls, laminate flooring and recessed ceiling spotlights.



### OUTSIDE
The property benefits from communal lawned garden areas and off street parking with a garage located in the nearby block.



### 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.

### LEASEHOLD
The ground rent is £5.00 (pa). The remaining term of the lease is 944 years (2026). A copy of the lease is held on our file at the Wakefield office.