



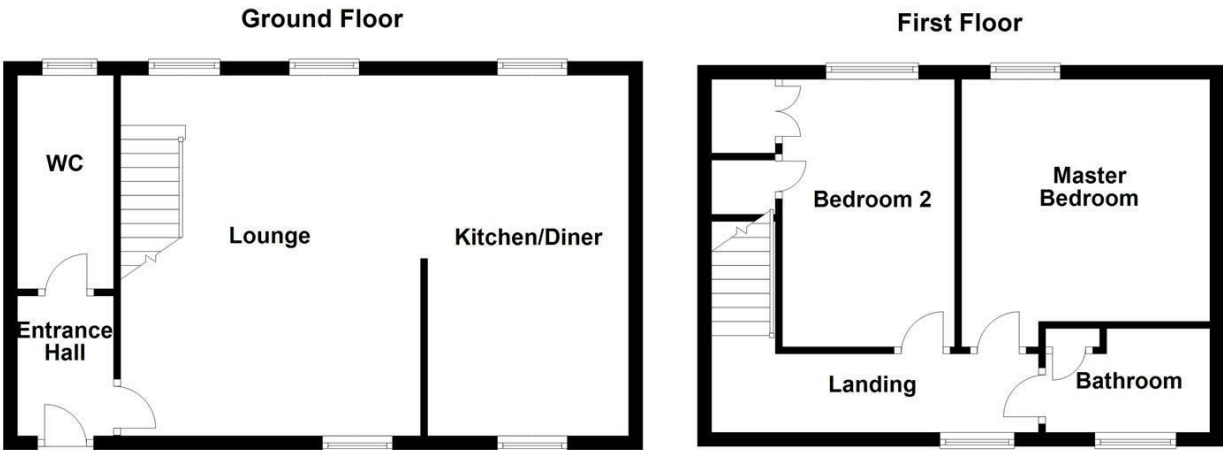
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

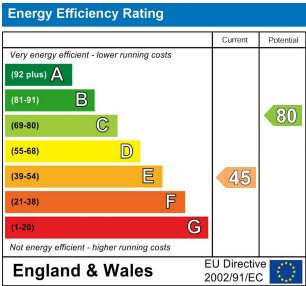


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Well Head Mews, Chapelthorpe, Wakefield, WF4 3JG

For Sale Leasehold £247,500

Offered for sale with no upper chain involved is this delightful and well appointed two bedroom stone built cottage offering a wealth of character set within private grounds and communal garden of this delightful mews development. Benefitting from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, downstairs w.c., spacious lounge with wooden beams to the ceiling staircase to the first floor, traditional style kitchen diner and to the first floor there are two double bedrooms and the modern house bathroom/w.c. Outside there are communal garden areas and the added benefit of a garage having an up and over door.

Enjoying a backwater location in Chapelthorpe, the property is well placed for amenities such as shops and schools, there are local bus routes nearby and there is good access to the motorway network being ideal for the commuter wishing to work or travel further afield. Asda superstore, Pugneys Waterpark and Newmillerdam Country Park are nearby.

Simply a fantastic stone built cottage, which would ideally suit the young professional couple or even those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer to avoid dissappointment.



ACCOMMODATION

ENTRANCE HALL

Entrance door, radiator, tiled floor, doors to the lounge and downstairs w.c.

DOWNSTAIRS W.C.

10'0" x 3'11" [3.05m x 1.20m]

Low flush w.c., wash basin over vanity unit, fully tiled floor, UPVC double glazed frosted window to the rear, radiator and feature exposed stone wall.

LOUNGE

14'0" x 17'0" [4.27m x 5.19m]

Enjoying a dual aspect through two UPVC double glazed windows to the rear and a UPVC double glazed window to the front, exposed beams to the ceiling, cornice to the ceiling, stairs to the first floor landing, two radiators and feature fuel effect gas fire.



KITCHEN/DINER

9'4" x 16'11" [2.87 x 5.18]

A range of modern fitted wall and base units with feature wood block work surface over incorporating Belfast sink with mixer tap, plumbing for washing machine, space for fridge and freezer, integrated oven and grill, four ring electric hob with filter hood over, UPVC double glazed window to the rear, exposed beams to the ceiling, tiled floor and radiator.

FIRST FLOOR LANDING

Radiator, UPVC double glazed window to the rear, doors to two bedrooms and bathroom/w.c. Further area with double doors to the airing cupboard, housing the combination condensing boiler.

BEDROOM ONE

[12'5" x 11'0"] plus walk in 2'11" x 2'6" [(3.79m x 3.36m) plus walk in 0.89m x 0.78m]

UPVC double glazed window to the rear, fitted wardrobes and dressing table. Loft access.



BEDROOM TWO

13'10" x 8'0" [4.24m x 2.44m]

Built in storage cupboard over the stairs. UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

5'7" x 6'4" [1.71m x 1.95m]

Low flush w.c., wash basin, panelled bath with mixer shower, fully tiled walls, UPVC double glazed frosted window to the front, wood effect floor and heated chrome towel radiator.



OUTSIDE

Communal gardens. Garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is E.

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 six local offices.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

PLEASE NOTE

There is not to be any animals, livestock or domestic pets kept on the demised premises, except no more than one cat.

LEASEHOLD

The service charge is £60 [pcm]. The remaining term of the lease is 999 years [from 2019]. A copy of the lease is held on our file at the Wakefield office.