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

41 Butcher Street, Leeds, LS11 5WF

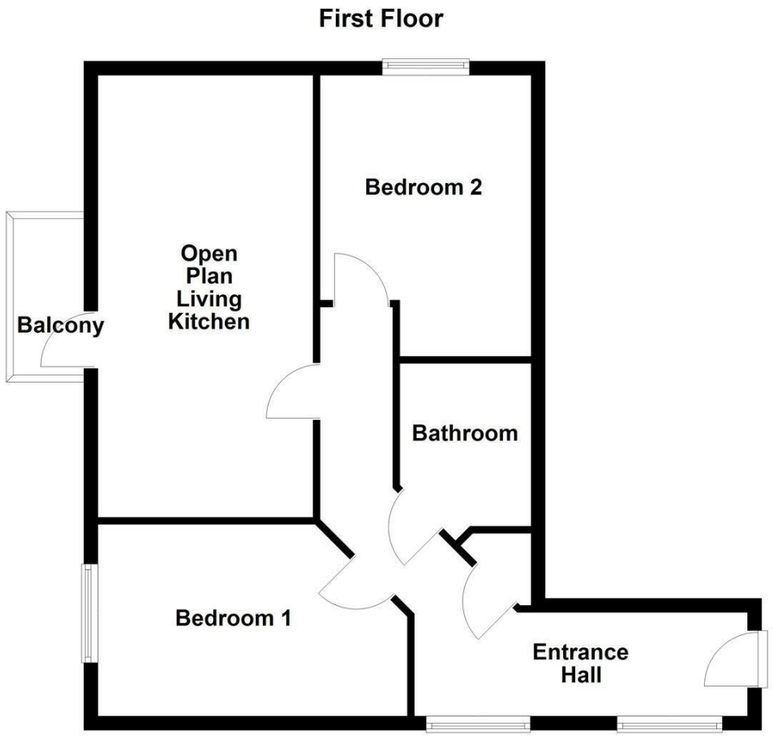
For Sale Leasehold £199,950

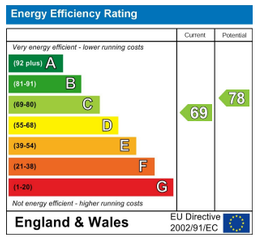
A fantastic opportunity to purchase this two bedroomed first floor apartment. Benefitting from modern fitted bathroom, an open plan living kitchen and an allocated parking space, this property is certainly not one to be missed.

The property briefly comprises of entry through a solid wooden fire door into the entrance hall. The entrance hall provides access into the open plan living kitchen, two double bedrooms, a modern fitted bathroom and an airing cupboard. The open plan living kitchen provides access to the balcony which has a glass balustrade with a stainless steel handrail, perfect for outdoor dining and entertaining purposes. Outside, the property has a secure car park with an allocated car parking space under a car port with a secure entrance door to the property.

The property is located close to local amenities such as shops, public houses and recreational facilities, it is within walking distance to the city centre with the M621 motorway close by as well as local bus routes.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.





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.

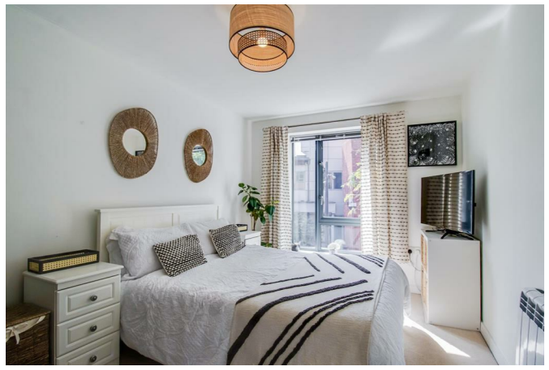
ACCOMMODATION

ENTRANCE HALL
Solid wooden fire door into the entrance hall. Wall mounted electric heater, two UPVC double glazed windows to the rear. Doors to the open plan living kitchen, two bedrooms, the bathroom and an airing cupboard.

OPEN PLAN LIVING KITCHEN
10'6" x 20'4" (3.22m x 6.20m)
UPVC double glazed window to the front, UPVC double glazed door to the balcony with UPVC double glazed panelled window to the side, two electric heaters. A range of wall and base units with laminate worksurface over and laminate upstanding above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill, four ring ceramic hob with stainless steel splashback and a cooker hood over, space for a fridge freezer.

BALCONY
Glass balustrade with stainless steel handrail, timber decked floor. Perfect for outdoor dining and entertaining purposes.

BEDROOM ONE
8'11" x 14'5" (2.73m x 4.40m)
UPVC double glazed window to the side, wall mounted electric heater.



BEDROOM TWO
9'4" x 13'3" (max) x 10'5" (min) (2.85m x 4.04m (max) x 3.20m (min))
UPVC double glazed window to the front, wall mounted electric heater.

BATHROOM
7'6" x 5'9" (2.31m x 1.76m)
Extractor fan to the ceiling, chrome ladder style electric radiator, spotlights. Comprising of a three piece suite with a wall hung wash basin with mixer tap, low flush W.C., panelled bath with mixer tap and separate mixer shower over.

OUTSIDE
The property has a secure car park with an allocated car parking space under a car port with a secure entrance door to the property.

COUNCIL TAX BAND
The council tax band for this property is D.

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 Ossett office and they will be pleased to arrange a suitable appointment.

LEASEHOLD
The service charge is £2889.56 (pa) and ground rent £200 (pa). The remaining term of the lease is 175 years (current year). A copy of the lease is held on our file at the Ossett office.