



Wakefield
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Pontefract
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Horbury
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Ossett
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Normanton
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47 Brackendale Road, Wakefield, WF2 8WA

For Sale Leasehold £76,950

A two bedroom modern purpose built top floor apartment, situated within easy reach of the city centre in this well regarded development with an allocated parking space.

With electric storage heating, this modern home is approached via a communal hallway that has the convenience of an entry intercom system. The property has a central entrance hallway that leads through into a well proportioned living room that has a window overlooking the front. The kitchen is fitted to a good standard and has views to the rear. Whilst the two bedrooms are served by the modern bathroom/w.c. Outside, the property has an allocated parking space.

Situated at the head of the cul-de-sac, the property is within close proximity to Wakefield city, enabling easy access to the broad range of shopping, school and recreational facilities.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

OPEN 7 DAYS A WEEK



ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE HALLWAY
Entry intercom system and stairs to all floors.

TOP FLOOR

PRIVATE ENTRANCE HALLWAY
Panelled front entrance door, night storage heater and laminate flooring. Entry intercom.

LIVING ROOM
14' 9" x 11' 9" (4.5m x 3.6m)

Double glazed window to the front and a feature fireplace housing an electric fire. Laminate flooring and night storage heater.

BEDROOM ONE
10' 9" x 10' 2" (3.3m x 3.1m)

Window to the front, night storage heater.



BEDROOM TWO
10' 2" x 6' 6" (3.1m x 2.0m) widening to 2.9m
Double glazed window to the rear and electric wall heater.

BATHROOM/W.C
6' 2" x 5' 10" (1.9m x 1.8m)

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Frosted window to the rear, electric door heater, extractor fan and electric shaver socket.



KITCHEN
9' 10" x 6' 2" (3.0m x 1.9m)

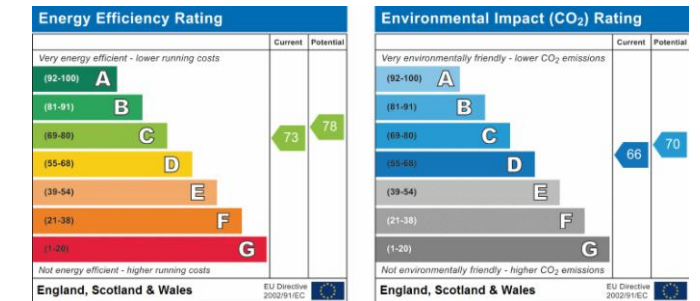
Fitted with an attractive range of wood grain effect wall and base units with contrasting laminate worktops and tiled splash, inset acrylic sink unit, four ring electric hob with filter hood over, built in oven and space and plumbing for a washing machine. Space for a tall fridge freezer, window to the rear and electric wall heater.



OUTSIDE
The property benefits from an allocated parking space.

LEASEHOLD
The ground rent is £75 (pa) and the service charge is ££771.92 (pa). The remaining term of the lease is 111 years (2016). A copy of the lease is held on our file at the Wakefield office.

EPC RATING
To view the full Energy Performance Certificate please call into one of our five local offices.



LAYOUT 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.

DIRECTIONS
Leave the centre of Wakefield along Denby Dale Road/A636, after just under a mile turn right at the traffic lights onto Thornes Road, turn left onto Thornes Moor Road, turn left onto Brackendale Road and the property can be found on the left hand side at the head of the cul-de-sac.