



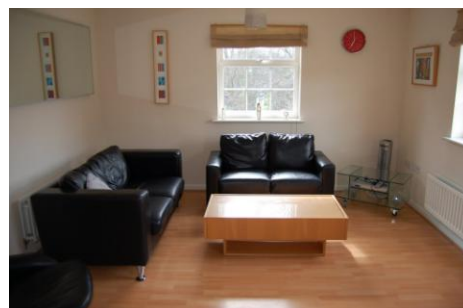
Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



Birch Apartments, 14 Chaloner Grove, Wakefield, WF1 4ST

For Sale Leasehold £89,950

A second floor apartment, which is ideal for the professional couple or the first time buyer looking to gain access onto the property market with this well presented and attractive double bedroom apartment.

Offered for sale with no chain involved and immediate vacant possession.

OPEN 7 DAYS A WEEK

A second floor apartment, which is ideal for the professional couple or the first time buyer looking to gain access onto the property market with this well presented and attractive double bedroom purpose built apartment.

Benefiting from UPVC double glazing and gas central heating. The accommodation comprises communal entrance hall, property entrance hall with double master bedroom, modern bathroom/w.c. and superb open plan living room with lounge, dining area and kitchen. Communal garden areas, allocated parking and visitor parking.

Well placed to local amenities including shops, schools, M62/M1 motorway network, Trinity Walk shopping centre, train stations and Pinderfields Hospital.

Offered for sale with no chain involved and immediate vacant possession upon completion, an early viewing comes highly recommend to fully appreciate and to avoid any disappointment.

ACCOMMODATION COMMUNAL ENTRANCE

Entrance door, staircase to the second floor.

SECOND FLOOR

Entrance door to the property.

ENTRANCE HALL

Door to cloaks cupboard housing the combination boiler, radiator, laminate flooring, loft access.

MASTER BEDROOM

12'3" x 9'3" (3.74m x 2.83m)

UPVC double glazed window to the front, UPVC double glazed window to the side, laminate floor, radiator, door to the built in wardrobe.

BATHROOM/W.C.

6'8" x 5'10" (2.04m x 1.78m)

Three piece white suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Fully tiled to the bath area with remaining walls part tiled, Travertine tiled floor, radiator, UPVC double glazed frosted window to the front, shaver socket point.

OPEN PLAN LIVING ROOM/ KITCHEN

19'10" x 12'10" max (6.06m x 3.93m) x 8'11" min (2.74m)

Two UPVC double glazed windows to the side, UPVC double glazed window to the front, radiator, wood laminate flooring, t.v. point, telephone point, two radiators. The kitchen area has modern fitted wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated automatic Bosch washing machine, space for fridge freezer, integrated Bosch oven and grill, Bosch four ring gas hob with stainless steel Bosch extractor above, part tiled walls, recess ceiling spotlights, drawers.

OUTSIDE

There are communal garden areas and open aspects to the front and side. Allocated parking and visitor parking.

LEASEHOLD

The service charge is £203.90 (per quarter) and ground rent £150 (pa). The lease runs from 1st January 2003 for 999 years.. A copy of the lease is held on our file at the Wakefield office.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our four local offices or search for the property on www.richardkendall.co.uk

VIEWINGS

To view please contact the Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.

DIRECTIONS

Leave Wakefield via Northgate and onto Marsh Way. Head onto Jacobs Well Lane in the direction of Aberford Road. Turn left into the hospital entrance and then turn left again. Take your first right from here, continue along and you will find Birch Apartments shortly in front of you, to your slight left.

Energy Performance Certificate

14 Birch Apartments, Chaloner Grove, WAKEFIELD, WF1 4ST

Dwelling type: Top-floor flat	Reference number: 0118-8042-7204-2324-0934	
Date of assessment: 09 April 2014	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 09 April 2014	Total floor area: 44 m ²	

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,170
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 96 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0; color: green; font-weight: bold;">You could save £ 102 over 3 years</p> </div>
Heating	£ 780 over 3 years	£ 750 over 3 years	
Hot Water	£ 249 over 3 years	£ 222 over 3 years	
Totals	£ 1,170	£ 1,068	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
76	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 36	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 66	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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 offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 40 years.

With FOUR local offices all working together to sell your home

www.richardkendall.co.uk

mail@richardkendall.co.uk

MORTGAGES

Did you know that we have our own specialist mortgage consultant 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 email: vinc@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. There will be mailed to you every week.

Also the Richard Kendall Homes and Property is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE