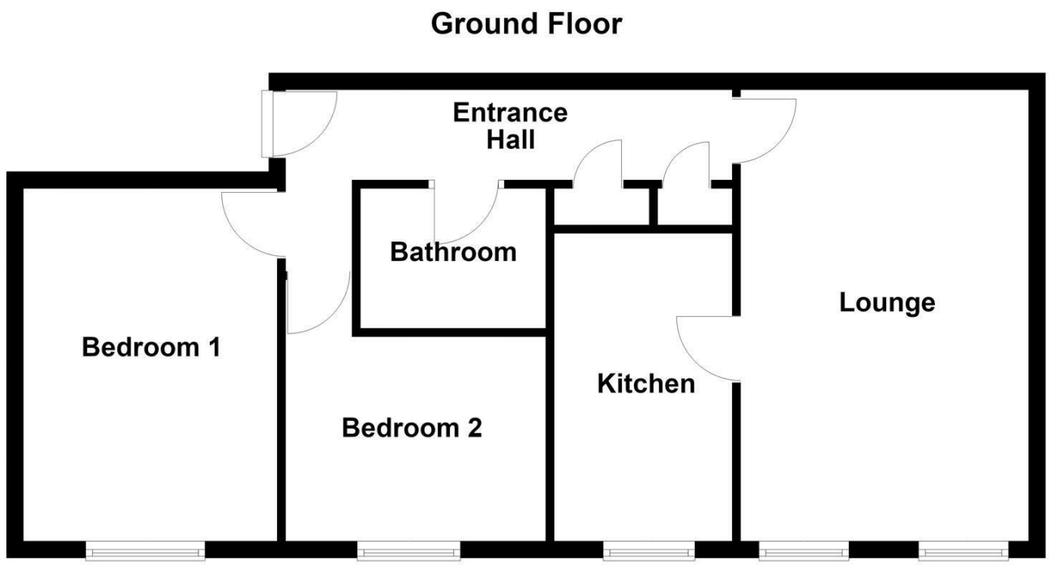
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





127, Howden Way, Eastmoor, WF1 4PL

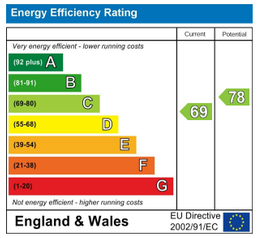
For Sale Leasehold £83,500

Offered for sale with no onward chain is this two bedroom ground floor apartment, benefitting from UPVC double glazing throughout together with electric storage and panel heating.

The accommodation briefly comprises a communal entrance hallway leading into the private entrance hall, spacious lounge, fitted kitchen, two bedrooms and bathroom. The entrance hall also provides access to useful storage, including an airing cupboard, together with a telephone intercom system. Externally, the property benefits from communal garden areas and an allocated parking space for one vehicle. The property is leasehold and would make an ideal purchase for first time buyers, professional couples or investors looking to access the property market.

The apartment is well placed for local shops, schools and amenities, together with public transport links, access to the motorway network, nearby town centres and railway connections.

The property has previously been used as a rental investment and is now offered vacant. Only a full internal inspection will truly reveal the accommodation on offer. 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

COMMUNAL ENTRANCE HALL
Communal entrance door providing access into the building. Private entrance door leading into the apartment hallway.

ENTRANCE HALL
Wall mounted electric storage heater, telephone intercom system and decorative coving to the ceiling. Doors provide access to two bedrooms, the bathroom, lounge and two useful storage cupboards, one of which is an airing cupboard.

BEDROOM ONE
13'9" x 8'11" (4.20m x 2.74m)
UPVC double glazed window overlooking the front elevation. Electric storage heater.



BEDROOM TWO
10'5" x 7'11" (3.20m x 2.42m)
UPVC double glazed window overlooking the front elevation. Wall mounted electric panel heater.



BATHROOM
7'2" x 6'2" (2.20m x 1.88m)
Fitted with a three piece suite comprising low flush W.C., wash hand basin set within a work surface and panelled bath with shower attachment. Tiled splashbacks and electric shaver point.



LOUNGE
17'7" x 11'1" (5.36m x 3.40m)
UPVC double glazed window overlooking the front elevation. Two electric storage heaters, decorative coving to the ceiling and television points. Door providing access into the kitchen.



KITCHEN
12'0" x 7'1" (3.67m x 2.16m)
Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer taps. Integrated electric oven and grill with electric hob and extractor hood above. Space for a fridge freezer and space and plumbing for a washing machine. Tiled splashbacks and tiled effect flooring. UPVC double glazed window overlooking the front elevation.

OUTSIDE
The property benefits from attractive communal garden areas. Allocated parking space for one vehicle.

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

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.

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

LEASEHOLD
The service charge is £ 1560 (pa) and ground rent is a peppercorn charge. The remaining term of the lease is 88 years (2026). A copy of the lease is held on our file at the Wakefield office.