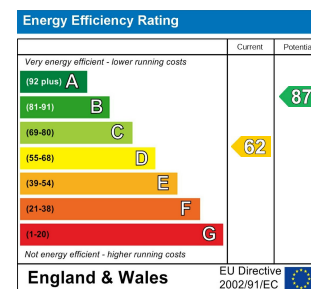
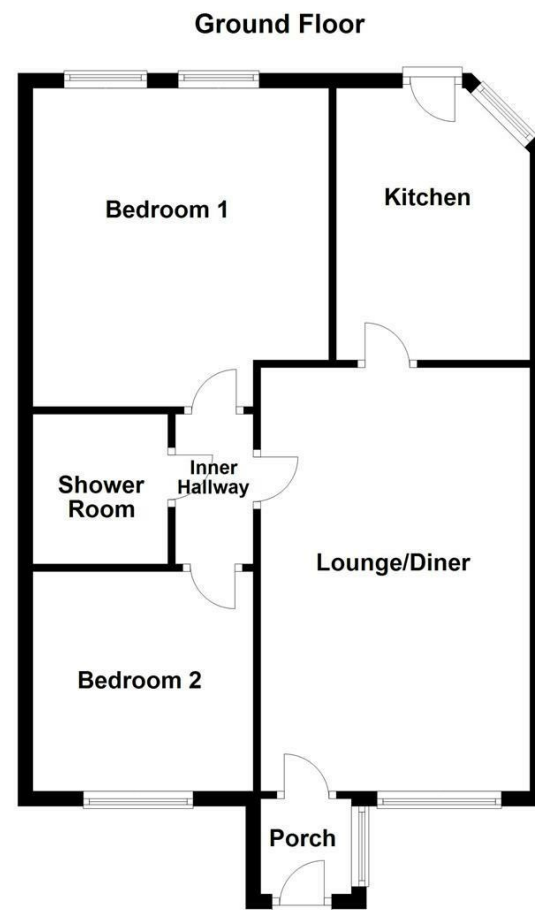




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**4 St. Peters Court, Horbury, Wakefield, WF4 6AP**  
**For Sale Leasehold 75% Shared Ownership £132,950**

Exclusively for the over 55's in a sought after area of Horbury and offered for sale on a 75% shared ownership basis with Places For People is this recently redecorated and spacious two bedroom mid terrace bungalow with hardwood double glazed windows and gas central heating throughout.

The accommodation comprises kitchen, lounge diner, porch, inner hallway, two double bedrooms and shower room/w.c. Attractive communal lawned gardens to the front and rear.

Horbury plays host to a range of amenities including shops, schools and local bus routes. There is good access to the motorway network.

Offered for sale with no chain involved and vacant possession, this is an ideal bungalow for those looking to downsize within the Horbury area and an early viewing comes 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

#### KITCHEN

12'1" x 8'0" [3.70m x 2.44m]

Rear entrance door. A range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, boiler, drawers, space for fridge and freezer, plumbing for washing machine, electric cooker, double glazed window to the rear, splashback tiles, door to the storage cupboard. Door to the lounge diner.



#### LOUNGE DINER

18'7" x 11'8" [5.67m x 3.56m]

Two radiators, gas fire with marble back and hearth with wood surround, double glazed window to the front, doors to the porch and inner hallway.

#### PORCH

Entrance door to the front, double glazed window to the side, radiator.

#### INNER HALLWAY

Doors to two bedrooms and shower room/w.c. Loft access.

#### BEDROOM ONE

12'0" x 13'2" max x 11'1" to wardrobes [3.67m x 4.02m max x 3.38m to wardrobes]

Two double glazed windows to the rear, two radiators.



#### BEDROOM TWO

9'4" x 9'10" [2.87m x 3m]

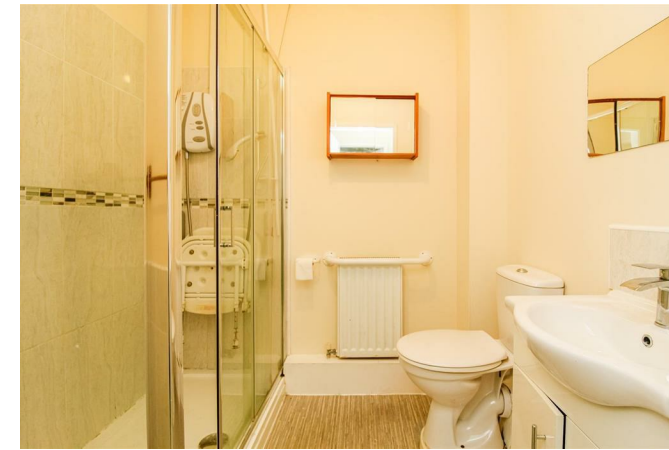
Double glazed window to the front, radiator.



#### SHOWER ROOM/W.C.

5'7" x 6'5" [1.72m x 1.98m]

Low flush w.c., wash basin over vanity cupboards and fully tiled shower cubicle. Radiator and shaver socket point.



#### OUTSIDE

Attractive lawned communal gardens to the front and to the rear there is a maintained shared lawn. Off street parking.



#### PLEASE NOTE

75% ownership with Places for People, potential purchasers should note that they are unable to own a further property and should make their own enquiries.

#### LEASEHOLD

The service charge is £2508.72 [pa]. The remaining term of the lease is 99 years [2023]. A copy of the lease is held on our file at the Ossett office.

#### COUNCIL TAX BAND

The council tax band for this property is B.

#### EPC RATING

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

#### VIEWINGS

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