



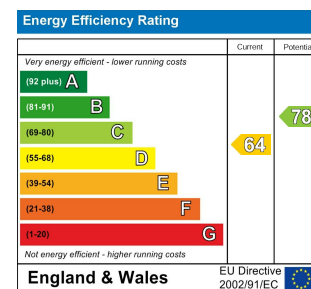
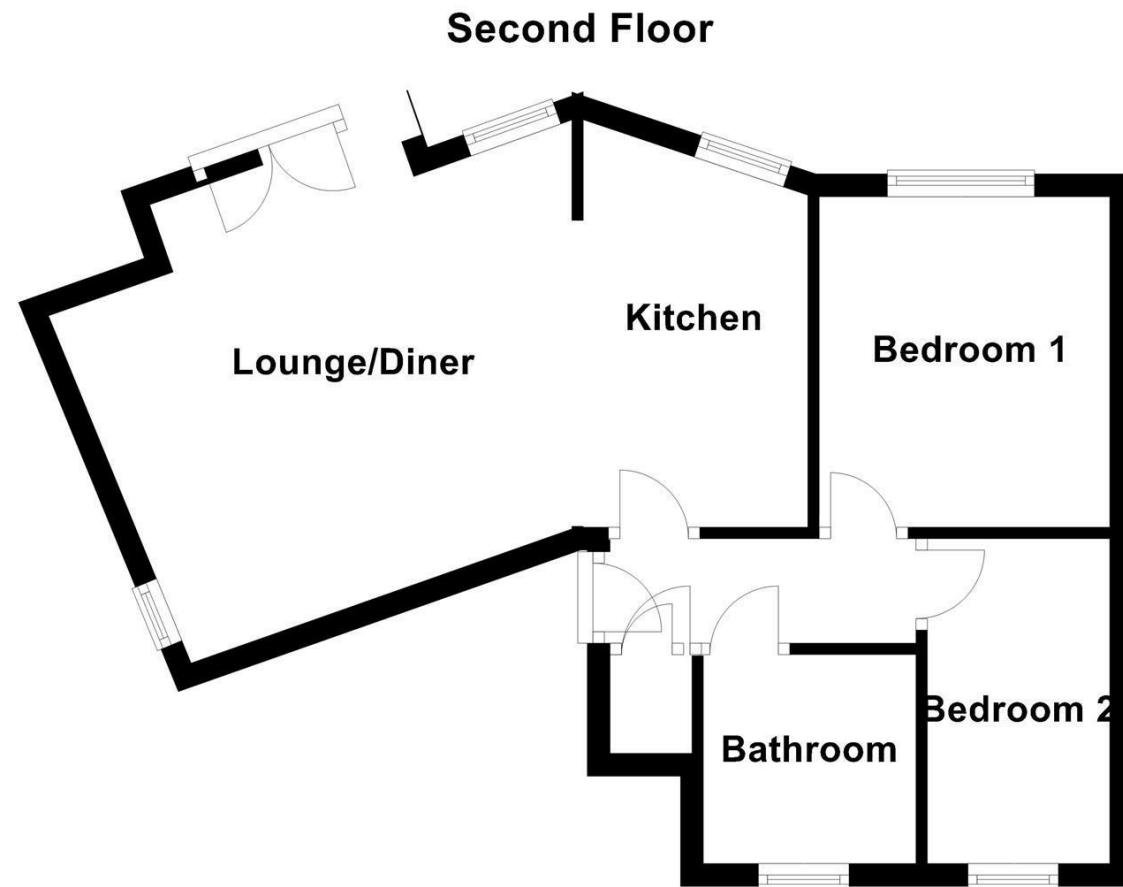
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**5 Lapwing View, Horbury, Wakefield, WF4 5NZ**

**For Sale Leasehold Offers In The Region Of £115,000**

A well proportioned two bedroom top floor apartment enjoying far reaching views set in this popular modern development on the fringe of Horbury.

With an electrical heating system and sealed unit double glazed windows, this comfortable top floor apartment is approached via a communal entrance hallway that has an entry intercom system. The private central hallway has a useful storage cupboard off which also houses the pressurised hot water cylinder. The main living room is of good proportions and has a Juliet balcony to the front and flows through into the adjoining kitchen that is fitted with a good range of modern units with integrated cooking facilities. There are two well proportioned bedrooms served by the bathroom that is fitted with a white and chrome three piece suite. Outside, the property stands in communally managed gardens and has an allocated parking space.

The property is situated on this popular modern development on the fringe of Horbury surrounded by some lovely walking countryside and yet within easy reach of the good range of shops, schools and recreational facilities within the centre of Horbury itself. A broader range of amenities are available in the nearby city centre of Wakefield.



## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

Entry intercom system and stairs up to the second floor.

### CENTRAL HALL

Front entrance door, electric wall heater, loft access point and built in cupboard housing the pressurised hot water cylinder. Entry intercom system.

### LIVING ROOM

15'1" x 10'2" [max] [4.6m x 3.1m [max] ]

Juliet balcony to the front and an additional window to the side. Electric wall heater. Open through to the adjoining kitchen.



### KITCHEN

10'5" x 6'10" [min] [3.2m x 2.1m [min]]

Fitted with a range of light wood grain effect wall and base units with contrasting dark laminate work tops and tiled splash backs, inset stainless steel sink unit, four ring electric hob with matching filter hood over and built in oven. Space for a tall fridge/freezer and washing machine [included in the sale]. Adjoining dining area with a further electric wall heater and extractor fan.

### BEDROOM ONE

11'9" x 9'10" [3.6m x 3.0m]

Window to the front and an electric wall heater.



### BEDROOM TWO

9'10" x 6'2" [3.0m x 1.9m]

Window to the rear and electric wall heater.



### BATHROOM/W.C.

6'6" x 6'2" [2.0m x 1.9m]

Frosted window to the rear and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Electric wall heater and extractor fan.

### OUTSIDE

The property stands in communally managed gardens and has the benefit of an allocated parking space.

### LEASEHOLD

The service charge is £1067.66 [pa] and ground rent £332.12 [pa]. The remaining term of the lease is 107 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.

## 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.

## VIEWINGS

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

## EPC RATING

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