



WAKEFIELD
01924 291 294

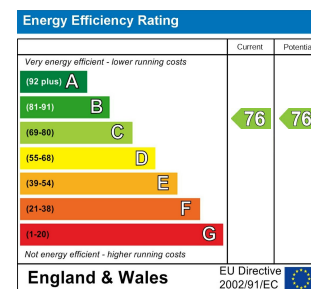
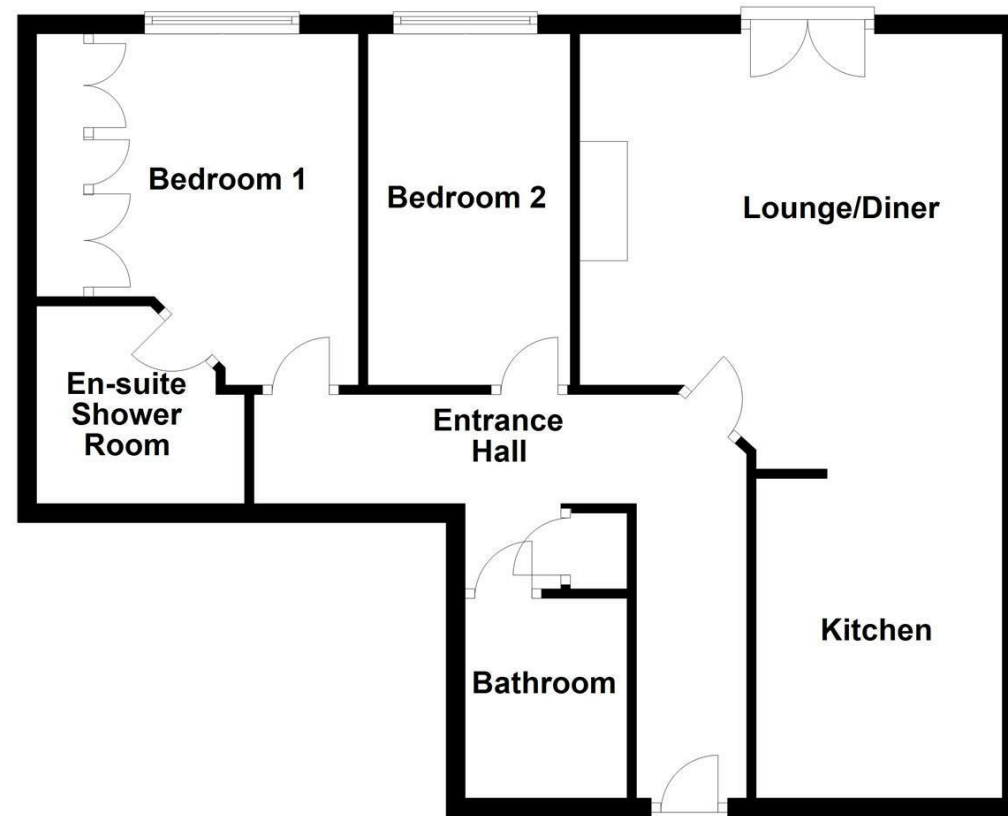
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Second Floor



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.



7 Benton Mews, Horbury, Wakefield, WF4 5RB

For Sale Leasehold £134,995

Situated in this sought after location in Horbury is this spacious and attractive two bedroom second floor apartment, benefiting from gas central heating, UPVC double glazing and en suite to the main bedroom.

The accommodation comprises of entrance hallway with access to loft space, lounge with UPVC double glazed French windows with Juliet balcony, kitchen, main bedroom with built in wardrobes and en suite shower room/w.c., bedroom two and bathroom/w.c. Outside, the property has two parking spaces.

The residence is situated in an extremely popular area, with access to a good range of shops in Horbury centre. Junction 40 of the M1 motorway is only a few miles drive away, which places Leeds within daily commuting distance, by car.



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ACCOMMODATION

ENTRANCE HALL

Having panelled entrance door, access to loft space, security alarm system, smoke alarm detector, telephone intercom/main door release, central heating radiator and coving to the ceiling. Cupboard housing the combi condensing boiler.

LOUNGE

16'9" x 14'6" [5.11m x 4.42m]

UPVC double glazed French windows with Juliet balcony, coving to the ceiling, central heating radiator and an electric on a marble hearth with marble interior and wooden surround.



KITCHEN

8'11" x 8'5" [2.74m x 2.57m]

Stainless steel sink unit with drainer and mixer tap, laminated work surfaces, ceramic tiled splash back, range of base cupboards with drawers under and wine rack, matching wall cupboards and glass fronted display unit incorporating under plinth lighting with extractor fan, integrated oven with four ring gas hob, plumbing for automatic washing machine, inset spotlights to the ceiling, space for a large fridge/freezer and central heating radiator.



BEDROOM ONE

12'9" x 8'11" [3.89m x 2.74m]

UPVC double glazed window, central heating radiator, two double and one single built in wardrobe.



EN SUITE SHOWER ROOM/W.C.

Shower compartment with mixer shower, low flush w.c. and pedestal wash basin. Part tiled walls, shaver socket point and central heating radiator.



BEDROOM TWO

12'0" x 6'11" [3.66m x 2.13m]

UPVC double glazed window and central heating radiator.



HOUSE BATHROOM/W.C.

6'10" x 5'6" [2.09m x 1.70m]

Comprising of timber panelled bath with hand shower spray unit, low flush w.c. and pedestal wash basin. Part ceramic tiled walls, extractor fan and central heating radiator.

OUTSIDE

The property has two parking spaces.

LEASEHOLD

The service charge is £1,151.32 [pa] and ground rent £104.10 [pa]. The remaining term of the lease is 976 years [2024]. 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 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 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.