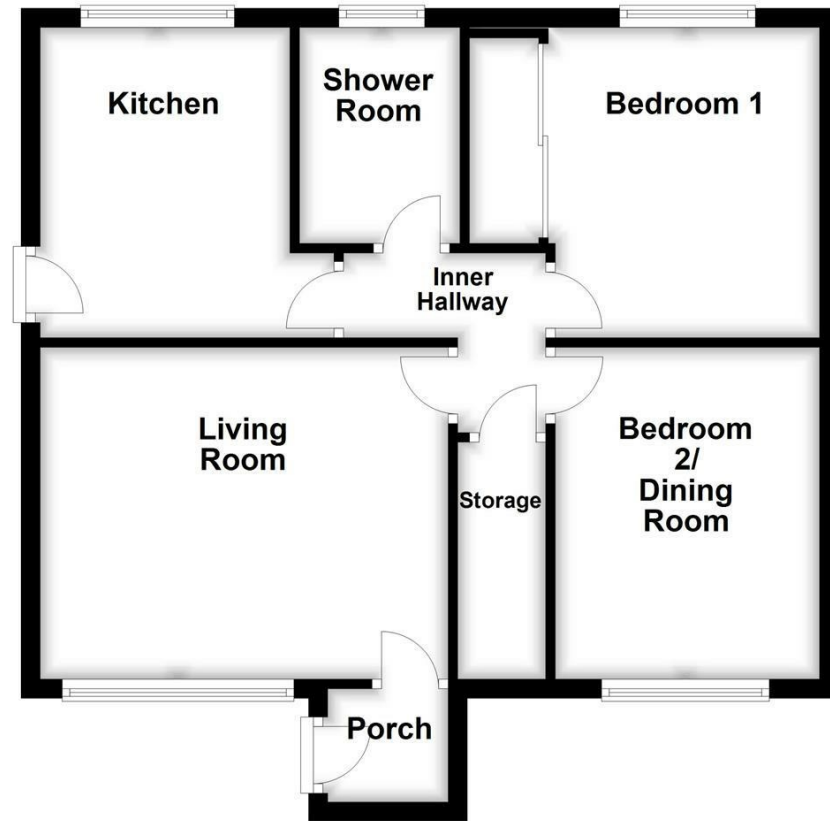




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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.



12 Horbury Mews, Horbury, Wakefield, WF4 6PA

For Sale Freehold £160,000

Situated to Horbury town centre is this well presented two bedroom ground floor apartment benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance porch, living room, kitchen, two bedrooms (one of which is currently used as a dining room) and modern shower room/w.c. Externally the property has driveway parking with space for two cars, low maintenance artificial lawns to the front and rear with paved patio.

The property is ideally located for Horbury town centre and all the shops and amenities it has to offer, whilst being on a main bus routes for those who are looking to travel to surrounding towns.

Ready to move into, this property would make a fantastic home and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

3'8" x 4'1" [1.12m x 1.27m]

Side UPVC entrance door, central heating radiator and door into the lounge.

LOUNGE

14'1" x 11'5" [4.31m x 3.50m]

UPVC double glazed window to the front elevation, central heating radiator and original feature electric fireplace with wood surround. Leading into the inner hallway.



INNER HALLWAY

Access to two bedrooms, shower room and kitchen. Built in storage cupboard.

KITCHEN

10'10" x 9'10" [3.31m x 3.02m]

Fitted kitchen with an array of wall and base units with laminate work tops, sink and drainer unit with mixer tap, gas cooker [included in the sale] with cooker hood, space for a washing machine and integrated fridge/freezer. Central heating radiator, space a dining table and chairs. UPVC double glazed window to the rear elevation, side UPVC door and partially tiled walls.

BEDROOM ONE

10'9" x 9'4" [3.28m x 2.86m]

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes with sliding mirrored doors.



BEDROOM TWO/DINING ROOM

11'5" x 9'0" [3.48m x 2.76m]

UPVC double glazed window to the front elevation and central heating radiator. Currently used as a dining room.



SHOWER ROOM/W.C.

7'5" x 4'9" [2.28m x 1.46m]

UPVC double glazed window to the rear elevation. Three piece suite comprising walk in shower with inset waterfall shower, hand held attachment and seating, low flush w.c. and vanity wash hand basin with mixer tap. Fully tiled walls and floor. Spotlights to the ceiling.



OUTSIDE

To the front of the property there is a flagged patio with corner seating, steps leading up to the property and artificial lawn. To the rear is gated entry into an enclosed garden with low maintenance artificial lawn, flagged patio with a storage shed [included within the sale] and pebbled border. There is tarmac driveway with off street parking for two cars. The apartment also benefits from shared lockable storage, located at the front.



PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

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.