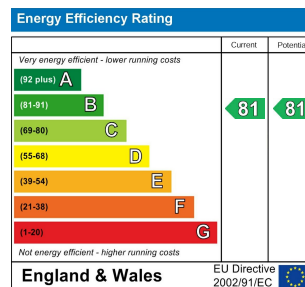
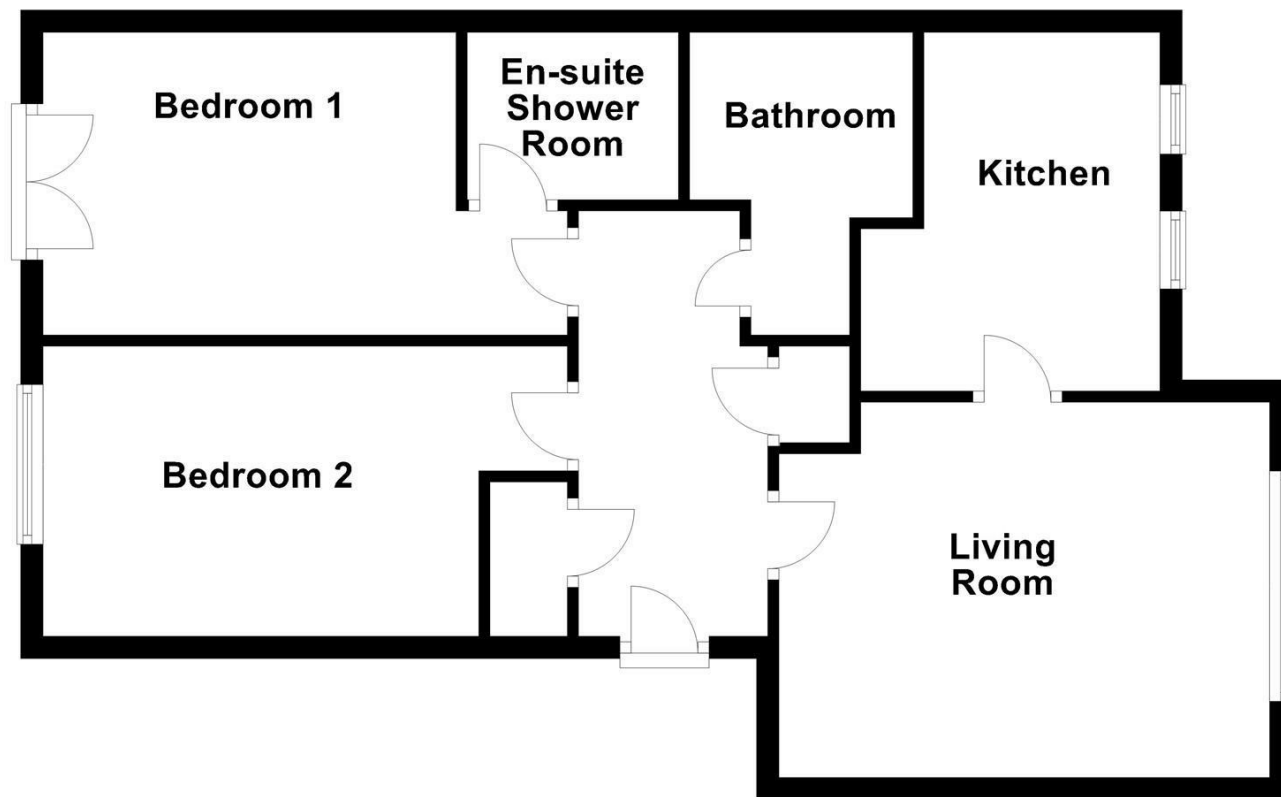


Ground Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



31 Princes Gate, Horbury, Wakefield, WF4 5RD

For Sale Leasehold £130,000

This well proportioned first floor apartment is set in this popular residential development on the outer edge of the popular town of Horbury with ample amenities including shops, eateries, local schools and good transport links including the M1 motorway network.

The accommodation briefly comprises of entrance hall, living room leading through to a fitted kitchen, two good sized bedrooms (the main of which boasts en suite shower room). There is also a bathroom. The apartment benefits from designated parking, as well as communal gardens.

The property is presented to a good standard and offers ready to move into accommodation, an excellent buy to let investment.



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ACCOMMODATION

ENTRANCE HALL

Communal entrance provides access to the first floor where this spacious accommodation is situated. A private entrance hall provides access to all rooms, as well as two useful built in storage cupboards (one of which houses the boiler). Laminate flooring.

LIVING ROOM

14'9" x 10'5" [4.5m x 3.2m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling. Door leading through to the kitchen.



KITCHEN

10'9" [max] x 9'2" [3.3m [max] x 2.8m]

Fitted range of wall and base units with complementary work surface over incorporating 1 1/2 stainless steel sink and drainer unit with swan neck mixer tap, integrated oven with four ring gas hob, space and plumbing under counter appliances, tiled splash backs, laminate flooring and two UPVC double glazed side windows.

BEDROOM ONE

15'5" [max] x 8'10" [4.7m [max] x 2.7m]

UPVC French doors opening onto a juliet balcony,

central heating radiator and carpeted flooring. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

Corner shower unit, pedestal wash hand basin and low flush w.c. Tiled floor, extractor fan and shaver socket point.



BEDROOM TWO

15'5" [max] x 8'6" [4.7m [max] x 2.6m]

UPVC double glazed window to the rear and carpeted flooring.



BATHROOM/W.C.

8'10" [max] x 6'6" [min] [2.7m [max] x 2.0m [min]]
 Panelled bath, low flush w.c. and pedestal wash hand basin.



OUTSIDE

The property benefits from allocated parking and communal green area.

LEASEHOLD

The service charge is £221.73 [pa] and ground rent £1,140.02 [pa]. The remaining term of the lease is 102 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.

PLEASE NOTE

Photographs were taken prior to Tenant's occupation.