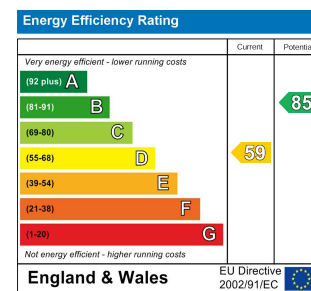
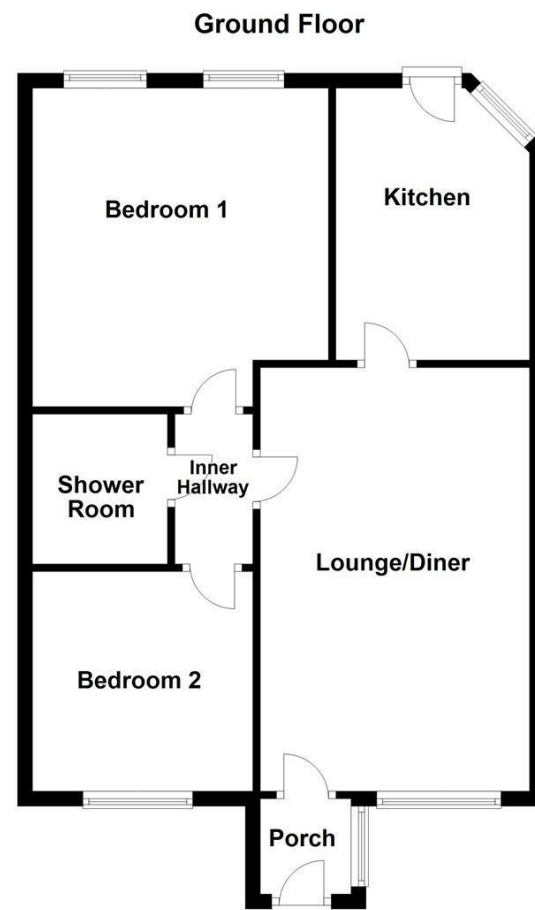




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**24 St. Peters Court, Horbury, WF4 6AP**

**For Sale Leasehold 50% Shared Ownership £89,000**

Offered for sale with no chain involved and vacant possession is this two bedroom mid terrace bungalow offered at 50% shared ownership and exclusively for the over 55s in this sought after area of Horbury.

The property briefly comprises of kitchen, spacious lounge/diner, rear porch, inner hallway leading to two bedrooms and modern shower room/w.c. Outside there are attractive lawned communal garden areas.

Positioned in this popular part of Horbury, the property is well placed to local amenities including shops, schools and local bus routes nearby. This is a select residential development in a pleasant cul-de-sac setting within grounds formerly belonging to Horbury Convent. There is good access to the motorway network and within walking distance to the village centre.

An ideal property for those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



## ACCOMMODATION

### KITCHEN

8'0" x 12'2" [max] [2.46m x 3.72m [max]]

Front entrance door. Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps and tiled splash back, integrated washing machine, integrated cooker and integrated fridge/freezer. Radiator, door to airing cupboard, radiator and coving to the ceiling. Timber framed double glazed window and wall mounted gas boiler. Airing cupboard with a fully insulated HW cylinder to minimise any heat loss. Door to the lounge/diner.



### LOUNGE/DINER

18'8" x 11'10" [5.69m x 3.61m]

Timber framed double glazed window to the rear, two radiators, electric fire with modern surround and door to the rear porch.



### REAR PORCH

Radiator, door to the rear and timber framed double glazed window to the side.

### HALLWAY

Doors to two bedrooms one and modern shower room. Loft access is via a retractable aluminium loft ladder. The loft is partially boarded for storage and is fully illuminated.

### BEDROOM ONE

12'0" x 13'2" [3.67m x 4.03m]

Two timber framed double glazed windows to the front, two radiators, fitted wardrobes to two sides of the walls and detailed coving to the ceiling.



### SHOWER ROOM/W.C.

5'8" x 6'6" [1.74m x 1.99m]

Low flush w.c., pedestal wash basin, corner shower cubicle with electric shower, radiator and coving to the ceiling.



### BEDROOM TWO

9'6" x 9'10" [2.91m x 3.0m]

Timber framed double glazed window to the rear, radiator and detailed coving to the ceiling.



### OUTSIDE

There are lawned communal garden areas to the front and rear.



### PLEASE NOTE

Prospective purchasers cannot have more than £100,000 in the bank and if two people are purchasing they need to have no more than £125,000.

### LEASEHOLD

The overall monthly cost payable to the Housing Association is £350.13 [per month]. This sum covers the Rental Charge, Service Charge, Maintenance Reserve, Monthly Insurance & Supporting Costs. The remaining term of the lease is 98 years [2024]. A copy of the lease is held on our file in 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.