



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	



18 St. Peters Court, Horbury, Wakefield, WF4 6AP

For Sale Leasehold £150,000

Well appointed throughout is this spacious two bedroom ground floor apartment benefiting from UPVC double glazing, gas central heating, video entry system and communal gardens with parking.

The property fully comprises communal entrance hallway leading into the entrance hall with video intercom, breakfast kitchen, lounge, two double bedrooms and a modern shower room/w.c. Outside there are attractive lawned communal garden areas and off road parking is available.

Situated in a popular part of Horbury the property is well placed for local amenities, shops, schools, bus routes and good access to the motorway network. Offered for sale with no chain and vacant possession, an ideal property for the first time buyer, couple or those looking to downsize. An early viewing comes highly recommended.



ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

Entrance door, door to the property entrance hall.

ENTRANCE HALL

Video intercom, radiator, cloaks cupboard, doors to two bedrooms, lounge, kitchen and shower room/w.c.

LOUNGE

12'0" x 15'9" [3.68m x 4.81m]

Two UPVC double glazed windows to the rear, radiator, coving to the ceiling, electric fire with attractive surround.



BREAKFAST KITCHEN

12'9" x 8'2" [3.89m x 2.50m]

A range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, drawers, integrated oven and grill, four ring gas hob with filter hood over, UPVC double glazed window to the rear., tiled splashbacks, radiator, wood effect flooring.

BEDROOM ONE

12'8" x 12'9" max x 10'6" min [3.88m x 3.91m max x 3.21m min]

Two UPVC double glazed windows to the front, radiator, fitted wardrobes and dressing table area, coving to the ceiling.



BEDROOM TWO

12'9" x 7'5" [3.89m x 2.27m]

UPVC double glazed window to the front, radiator, coving to the ceiling.



SHOWER ROOM/W.C.

5'11" x 6'8" [1.81m x 2.04m]

Concealed low flush w.c., wash basin over vanity cupboards, walk in mixer shower, tiled walls, tiled effect floor, UPVC double glazed frosted window to the side and heated chrome towel radiator.



OUTSIDE

Parking area with attractive communal lawned gardens.



LEASEHOLD

The service charge is £635.00 [pa] and ground rent £50.00 [pa]. The remaining term of the lease is 972 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.

EPC RATING

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

VIEWINGS

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