



£108,000

TENURE : LEASEHOLD

Benton Mews, Horbury, WF4

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

Website: <https://movenowproperties.com>


MoveNow
Properties

MoveNowProperties are proud to present to the market this well-proportioned one-bedroom top floor apartment, situated within a quiet cul-de-sac in the popular area of Horbury, Wakefield. The property offers spacious and versatile accommodation throughout, with the benefit of a private balcony accessed from the lounge, a separate dining room, fitted kitchen, double bedroom with fitted wardrobes and a house bathroom. Ideal for a single occupant, couple or investor, the apartment also benefits from one allocated parking space.

Communal Entrance

A communal entrance provides access to 6 apartments in total with stairs leading to first floor and intercom entry system.

Entrance Hallway

The property is accessed via an entrance hallway which provides access to the main living accommodation, with useful storage and access to the separate rooms.

Living Room

Measurements: 12'8" x 10'5" (3.85m x 3.17m)

A spacious living room providing an excellent main living space, benefiting from a feature fireplace and patio doors opening onto the Juliet balcony. The patio doors allow plenty of natural light into the room while providing direct access to the outdoor space.

Dining Room

Measurements: 9'5" x 7'0" (2.88m x 2.14m)

Open plan from the living room this dining room provides a dedicated space for a dining table and chairs. The room could also offer flexibility for use as a home office or additional living space if required.

Kitchen

Measurements: 8'0" x 7'5" (2.44m x 2.25m)

The separate kitchen offers a range of wall and base units with complementary work surfaces, together with an oven and hob. There is also plumbing for a washing machine and integrated fridge freezer.

Bedroom

Measurements: 10'9" x 9'0" (3.27m x 2.75m)

A well-proportioned double bedroom benefiting from fitted wardrobes, providing excellent built-in storage while leaving space for additional bedroom furniture.

Bathroom

Measurements: 7'5" x 5'6" (2.27m x 2.75m)

A modern bathroom comprising of a bath with overhead shower, WC and wash hand basin set on vanity, providing a practical and well-appointed bathroom suite.

Parking

The apartment benefits from one allocated parking space, providing convenient off-road parking for the resident and visitors.

Location

Horbury is a popular and well-established area of Wakefield, offering a good range of local amenities including shops, cafés, restaurants, supermarkets and everyday services. The property is well placed for access to Wakefield, Ossett, Dewsbury and surrounding areas, making it a convenient location for commuters. Horbury also offers a pleasant combination of residential surroundings and access to open countryside, while being within easy reach of major road links including the M1 motorway.

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EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Leasehold

Service charge approx. £1480 per annum (paid half yearly)

Building Insurance £440 per annum

Ground rent approx. £113 per annum

Term – Approx 973 years remaining (as of 2026)

Council Tax Band B

Property Type: Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Allocated Parking.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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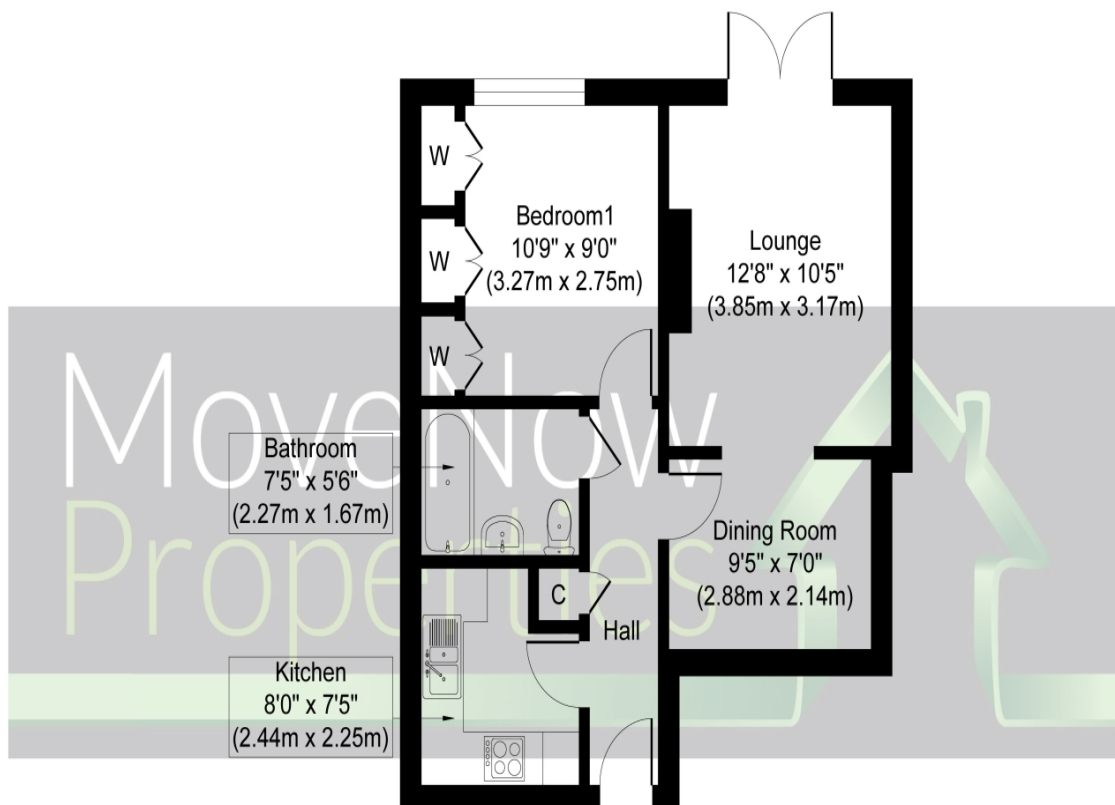
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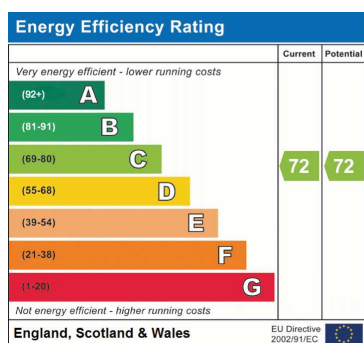


Approximate Floor Area
490 sq. ft
(45.51 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Address: 8 Benton Mews, Horbury, WF4

