

**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



**19 Benton Mews, Horbury, Wakefield, WF4 5RB**

**For Sale Leasehold £130,000**

Proudly introducing to the market is this two bedroom top floor apartment situated in the sought after location of Horbury benefitting from en suite facilities and two allocated parking spaces.

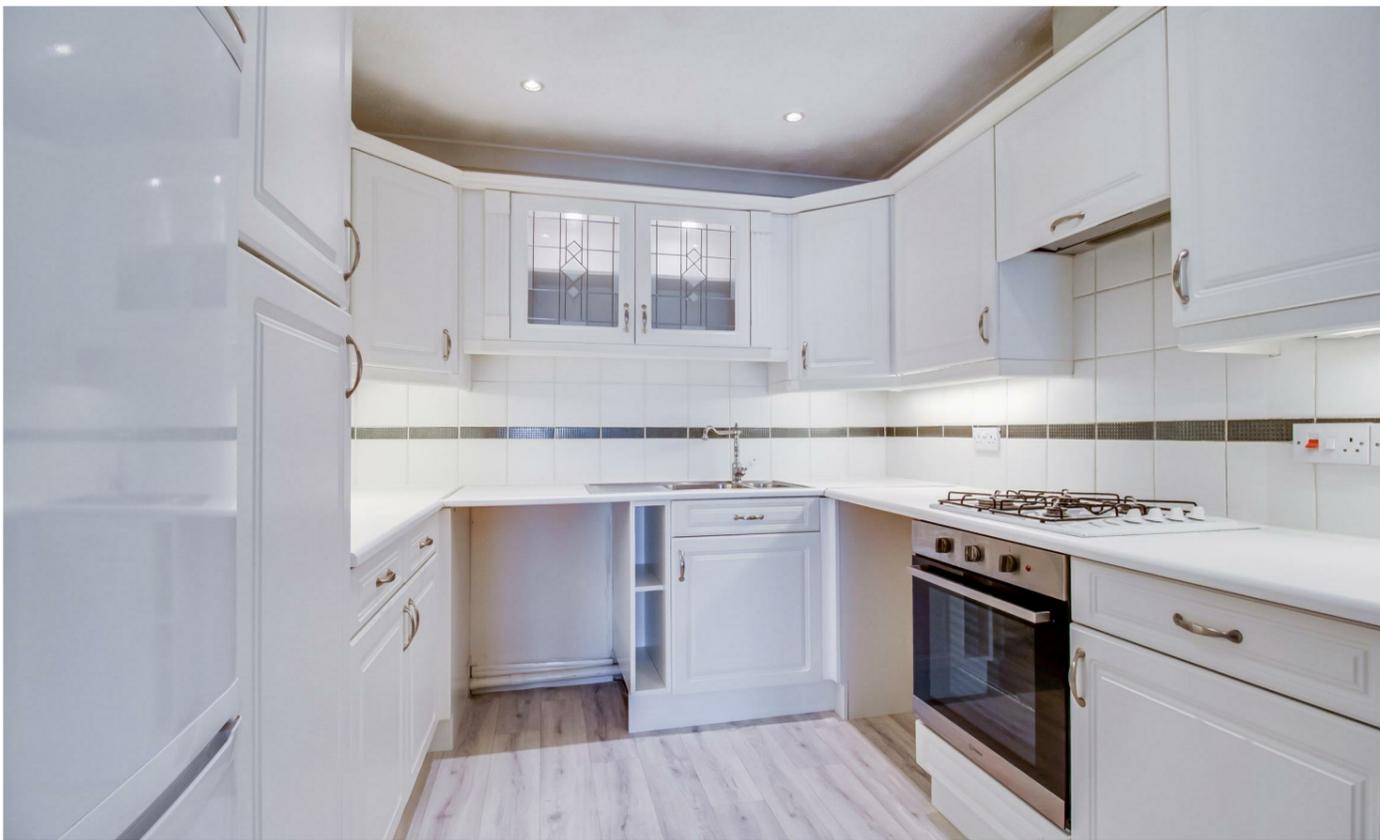
Available with no chain involved, the property briefly comprises of the entrance hall leading to the living room, kitchen, two bedrooms (main bedroom with en suite shower room) and bathroom. Outside there are two allocated parking spaces for the property.

Situated close to Horbury town centre, the property is ideally located for all local amenities including shops and schools with Horbury Academy within walking distance. Main bus routes run to and from Horbury and Ossett town centre and for those who wish to travel further afield, the M1 motorway is only a short distance away.

Ideal for the first time buyer, couple or investor, only a full internal inspection will reveal the potential on offer at this quality home and an early viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

Doors to the living room, kitchen/diner, bathroom, two bedrooms and storage cupboard. Central heating radiator and loft access.

### BEDROOM ONE

11'9" x 8'7" [3.59m x 2.62m]

Central heating radiator, UPVC double glazed window to the front elevation, a range of fitted wardrobes and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'2" x 7'1" [1.6m x 2.17m]

Low flush w.c., pedestal wash basin, corner shower unit with overhead shower attachment, central heating radiator and extractor fan.



### BEDROOM TWO

6'6" x 11'10" [2.0m x 3.62m]

Central heating radiator and UPVC double glazed window to the front elevation.



### BATHROOM/W.C.

5'0" x 6'7" [1.53m x 2.01m]

Low flush w.c., pedestal wash basin and panelled bath with overhead shower attachment. Chrome hand rail, central heating radiator and extractor fan.



### LIVING ROOM

14'3" x 16'2" [4.35m x 4.95m]

Electric fireplace with feature surround and French doors to a Juliet style balcony.



### KITCHEN

8'7" x 8'1" [2.63m x 2.47m]

Range of wall and base units with laminate work surface over, integrated cooker, four ring gas hob, space and plumbing for a washing machine, stainless steel sink and drainer with mixer tap, space and plumbing for a fridge/freezer. Central heating radiator and spotlights.

### OUTSIDE

There are two allocated parking spaces for the property.

### LEASEHOLD

The service charge is £1,286.32 [pa] and ground rent £113.00 [pa]. The remaining term of the lease is 975 years (2025). 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 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

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.