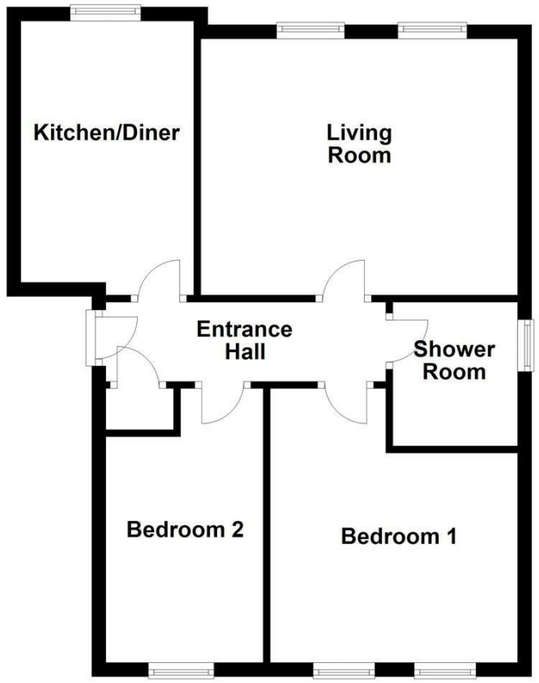
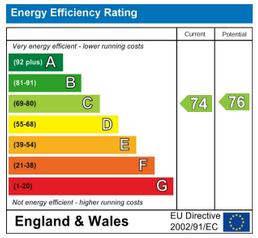
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

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.

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

For Sale Leasehold £167,500

Situated in the sought after town of Horbury is this two bedroom ground floor apartment, superbly presented throughout the property benefits from two good size double bedrooms, ample reception space and communal gardens.

The accommodation briefly comprises entrance hall, two bedrooms, shower room, living room, kitchen diner and storage cupboard. Externally in the communal gardens it is laid to lawn with planted border and there is off road parking for the residents of St Peters Court.

This property would make an ideal purchase for a range of buyers looking in the Horbury area including those looking to downsize, first time buyers or even investors looking for buy to let.

An internal inspection is recommended.

ACCOMMODATION

ENTRANCE HALL
Front entrance door, coving to the ceiling, central heating radiator, intercom system and doors to the kitchen diner, living room, shower room/w.c, two bedrooms and a storage cupboard.

LIVING ROOM
12'0" x 15'9" (3.68m x 4.81m)
Two timber framed double glazed windows to the rear, coving to the ceiling, central heating radiator.

KITCHEN
12'9" x 8'1" max x 4'2" min (3.91m x 2.47m max x 1.28m min)
Timber frame double glazed window to the rear, central heating radiator, a range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine, space for a fridge freezer.

SHOWER ROOM/W.C.
6'8" x 5'10" (2.05m x 1.78m)
Frosted timber frame double glazed window to the side. Extractor fan, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin and a shower cubicle with mains fed shower head attachment and shower screen. Fully tiled.

BEDROOM ONE
12'9" x 12'8" max x 5'6" min (3.91m x 3.88m max x 1.7m min)
Two timber framed double glazed windows to the front, central heating radiator.

BEDROOM TWO
12'9" x 7'3" max x 3'6" min (3.91m x 2.22m max x 1.09m min)
Timber framed double glazed window to the front, central heating radiator.

OUTSIDE
Off road parking for residents of the apartment. Communal gardens with a rear lawn having a planted feature border.

LEASEHOLD
The service charge is £540.00 (pa) and ground rent £50.00 (pa). There is also an additional charge for insurance £90.00 (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

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

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 Horbury office and they will be pleased to arrange a suitable appointment.