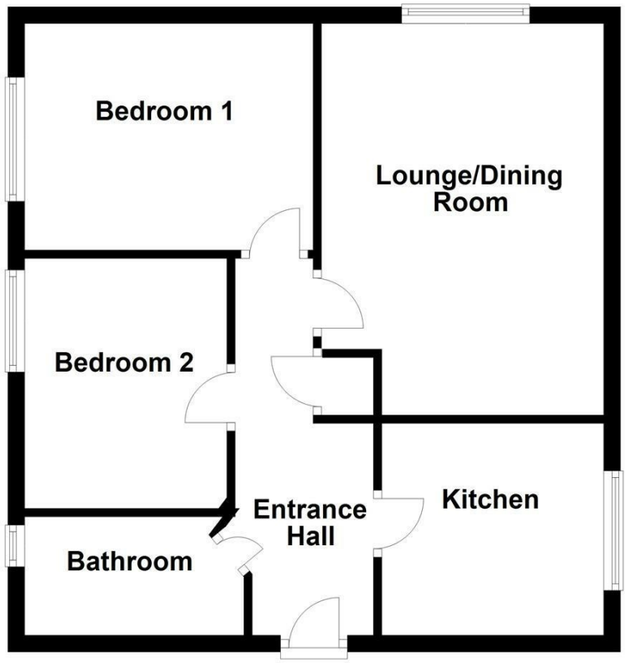
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



3 Sabine Fold, Horbury, WF4 5HT

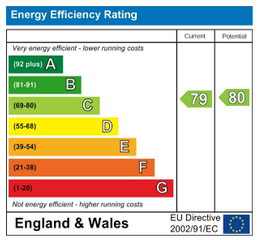
For Sale Leasehold £115,000

Situated in the highly desirable Horbury Bridge is this well presented two bedroom first floor apartment, benefiting from its own allocated parking space and access to beautifully maintained communal gardens.

The accommodation briefly comprises an entrance hall, a spacious lounge diner, a fitted kitchen, two well proportioned bedrooms, and a modern family bathroom. Externally, the property enjoys use of attractive communal gardens and includes an allocated parking space.

Ideally located for all the local shops, cafes, and amenities that Horbury has to offer, the property also provides excellent transport links and convenient access to the motorway network, perfect for those looking to commute further afield.

An ideal opportunity for first time buyers, downsizers, or investors alike, an early viewing is highly recommended to fully appreciate the quality and convenience this apartment provides.



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.

ACCOMMODATION

ENTRANCE HALL

Entry to this first floor apartment is through a secure door with steps leading up to the first floor landing. The landing provides access to the main hallway, which in turn leads to the lounge, kitchen, two bedrooms and bathroom.

LOUNGE

15'3" x 11'1" (4.66m x 3.40m)

UPVC double glazed window to the side elevation and two central heating radiator

KITCHEN

8'11" x 8'5" (2.72m x 2.58m)

A range of wall and base units for storage, an integrated gas hob, oven, and cooker hood, a stainless steel sink and drainer unit, plumbing for a washing machine and space for a fridge freezer. UPVC double glazed window overlooking the rear elevation.

BEDROOM ONE

11'5" x 8'10" (3.48m x 2.70m)

UPVC double glazed window to the front elevation, a central heating radiator and fitted wardrobes.

BEDROOM TWO

9'10" x 7'9" (3.02m x 2.38m)

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

BATHROOM/W.C.

9'1" x 4'9" (2.79m x 1.47m)

Three piece suite with a panelled bath and shower over, wash hand basin, low flush w.c Central heating radiator and a frosted UPVC double glazed window to the front elevation.

OUTSIDE

The property benefits from communal gardens and an allocated parking space.

LEASEHOLD

The service charge is £1208.00 (pa) and ground rent £137.38 (pa). The remaining term of the lease is 129 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 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.