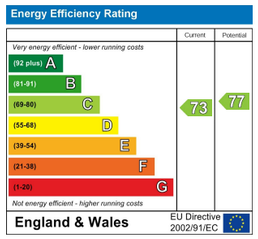
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

14 Jacobs Court, Horbury, WF4 5BX

For Sale Leasehold Offers Over £125,000

Situated in the sought after town of Horbury and nestled into this cul-de-sac is this two bedroom first floor apartment finished well throughout and with good proportion rooms, off road parking and an ideal starter home.

The accommodation briefly comprises entrance hall with stairs to the first floor. The living room has overstairs storage and a door into a further hallway, which has access to the loft, two bedrooms, bathroom/w.c. and the kitchen breakfast room. Bedroom one has en suite shower facilities and externally there is a tarmac driveway providing parking for one vehicle as well as a communal paved area.

Horbury is host to a good range of amenities including shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway, which is only a short distance away.

This property would make an ideal purchase for a range of buyers including first time buyers, professional looking to commute further afield or even an investor looking for a buy to let. Only a full internal inspection will reveal what is on offer at this property and an early viewing comes highly advised.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted entrance door. Central heating radiator, staircase providing access to the first floor.

FIRST FLOOR LANDING
LED spotlighting to the ceiling, door into the lounge diner.

LOUNGE DINER
13'8" x 13'8" (4.17m x 4.19m)
UPVC double glazed window to the front, central heating radiator, door to overstairs storage cupboard, door into the hallway and LED spotlighting to the ceiling.

HALLWAY
Loft access, LED spotlights to the ceiling, doors into bedrooms, bathroom/w.c. and kitchen breakfast room. Storage cupboard.

KITCHEN BREAKFAST ROOM
7'3" x 9'7" (2.23m x 2.93m)
UPVC double glazed window to the side, central heating radiator, LED spotlighting to the ceiling. The kitchen has a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob, integrated oven with extractor hood over, space for undercounter fridge freezer, space and plumbing for a washing machine, breakfast bar with laminate work surface.

BATHROOM/W.C.
6'4" x 7'4" (1.94m x 2.24m)
LED spotlighting to the ceiling, extractor fan, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with shower head attachment and shower screen. Partially tiled.

BEDROOM ONE
8'11" x 11'10" max x 7'10" min (2.74m x 3.62m max x 2.41m min)
UPVC double glazed window to the rear, LED spotlighting to the ceiling, central heating radiator, set of double doors to a wardrobe and a door leading through to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
6'3" x 5'2" max x 2'11" min (1.93m x 1.6m max x 0.89m min)
LED spotlighting to the ceiling, extractor fan, ladder style central heating radiator, low flush w.c., pedestal wash basin, shower cubicle with shower head attachment and shower screen. Partially tiled.

BEDROOM TWO
9'7" x 8'2" max x 6'11" (2.93m x 2.5m max x 2.12m)
LED spotlighting to the ceiling, central heating radiator, UPVC double glazed window to the rear, double doors to a wardrobe.

OUTSIDE
To the front there is a tarmac driveway providing off road parking for one vehicles. Communal patio area.

LEASEHOLD
The service charge is £TBC (pa) and ground rent £TBC (pa). The remaining term of the lease is 109 years (2023). 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 A.

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.