WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Ground Floor Flat, 63 Princes Gate, Horbury, WF4 5RD

For Sale Leasehold £135,000

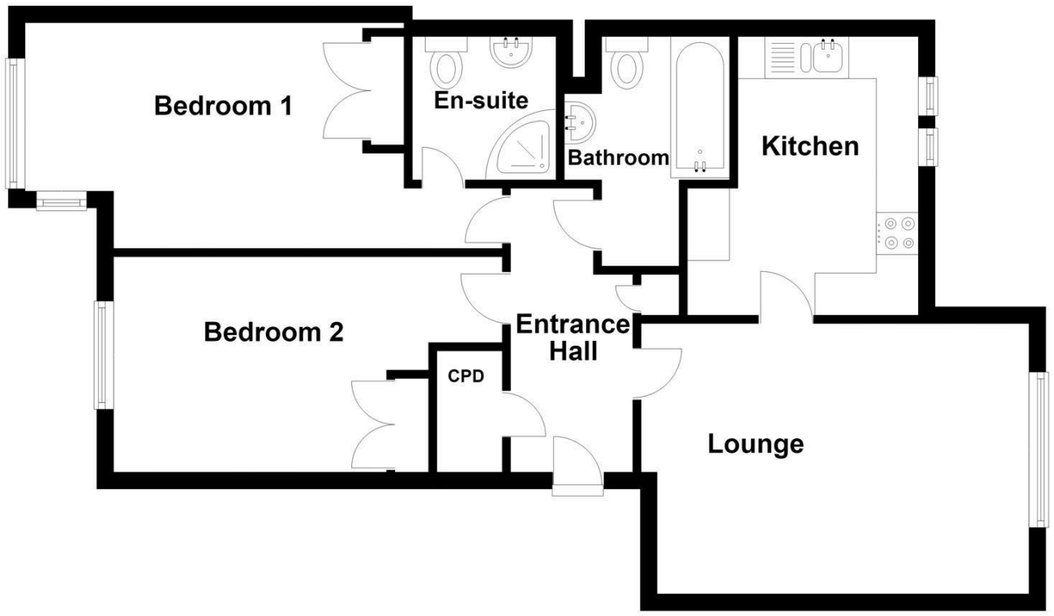
A superb opportunity to purchase this well presented ground floor apartment, offering spacious and well proportioned accommodation in a convenient setting. Benefitting from its own allocated parking space, the property would make an ideal home for first time buyers, professional couples, those looking to downsize or those with mobility issues, whilst investors could find the projected gross annual rental income of £10,800 to be appealing.

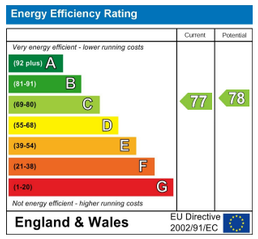
The property briefly comprises of the entrance hall, spacious living room, kitchen, two bedrooms (main with en suite) and bathroom. There is an allocated parking space and communal gardens.

The property occupies a highly sought after location within Wakefield, conveniently positioned for a wide range of amenities including shops, schools, bars and restaurants. Excellent motorway links, quick train access up to Leeds and easy access to Wakefield city centre further enhance its appeal.

Offered to the market with no onward chain and vacant possession, only a full internal inspection will truly appreciate the accommodation, location and lifestyle opportunity this fantastic property has to offer. An early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the main hallway, with 2 storage closets and access to the living room, two bedrooms and bathroom.

LIVING ROOM
15'0" x 10'8" (4.59m x 3.26m)
UPVC double glazed windows overlooking the rear elevation, central heating radiator and carpeted flooring.

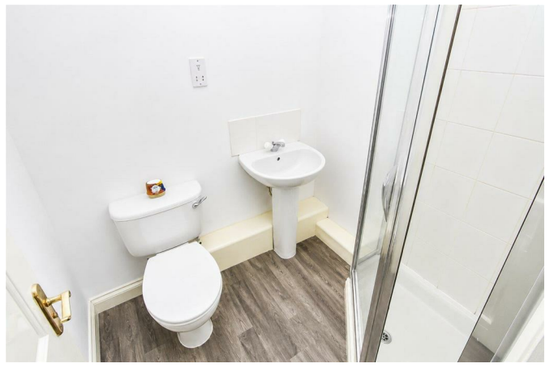


KITCHEN
9'6" x 9'1" (2.92m x 2.77m)
Fitted with a range of wall and base units providing ample storage, with laminate work surfaces over. Gas hob, spaces for a washing machine, a dishwasher and a fridge freezer, central heating radiator and partial tiling to the walls. Two UPVC double glazed windows overlooking the rear elevation.

BEDROOM ONE
18'2" x 8'7" (5.54m x 2.63m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes, a chest of drawers and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'10" x 5'1" (1.78m x 1.55m)
Fitted with a corner shower cubicle with wall mounted shower, wash hand basin with tiled splashback and low flush W.C.



BEDROOM TWO
14'10" x 8'4" (4.53m x 2.56m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes and a chest of drawers.





BATHROOM/W.C.
8'6" x 6'5" (2.60m x 1.98m)
Fitted with a three piece suite comprising corner bath, wash hand basin with tiled splashback and low flush W.C. Part tiled walls and central heating radiator.



OUTSIDE
The property benefits from its own allocated parking space, attractive communal grounds with established shrubs and planting, and secure gated access.

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.

LEASEHOLD
The last service charge paid was £1,258.32 (pa), current charge is to be confirmed. The ground rent is £221.73 (pa). The remaining term of the lease is 100 years (2026). A copy of the lease is held on our file at the Ossett office.