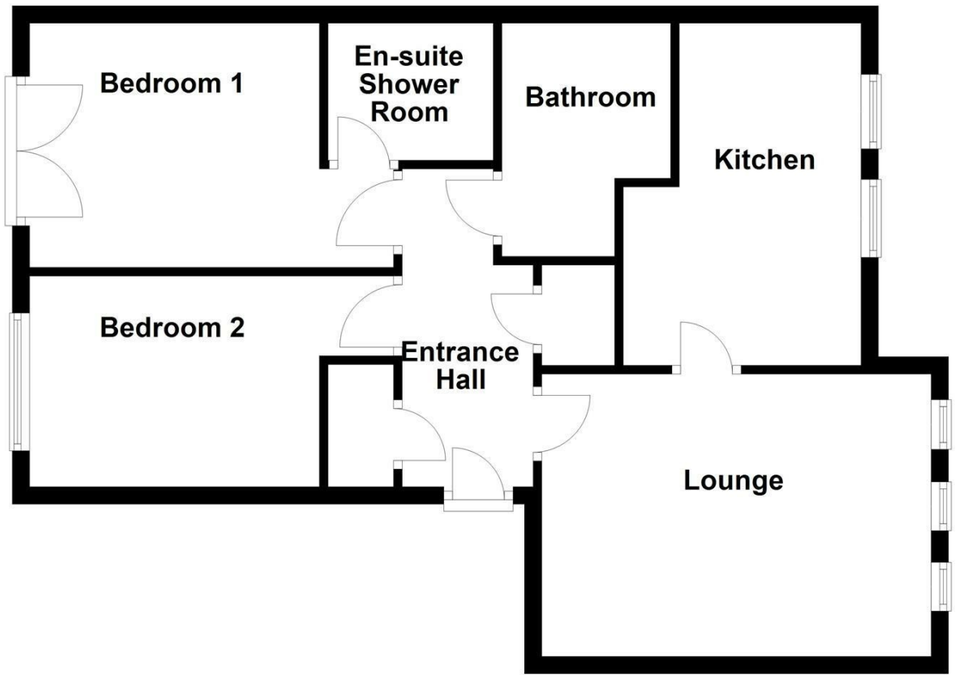
First Floor

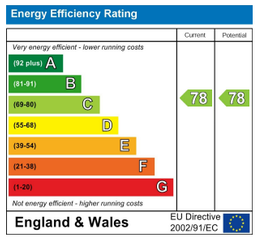


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

23 Princes Gate, Horbury, Wakefield, WF4 5RD

For Sale Leasehold £135,000

This attractive and spacious two bedroom top floor apartment has been tastefully decorated throughout, benefitting from gas central heating and double glazing, this property is certainly not one to be missed.

The property briefly comprises of an entrance hallway, lounge, kitchen, two bedrooms (with an en suite shower room to bedroom one), and a family bathroom. Externally, there are well maintained communal garden areas and allocated parking for one vehicle.

Situated in a sought after part of Horbury, the property is ideally located for local amenities including shops and schools, with further facilities available nearby. Excellent transport links provide convenient access to the motorway network.

Offered for sale with no onward chain and vacant possession, this property represents an excellent opportunity for first time buyers, professional couples, downsizers, or investors alike.

An early viewing is highly recommended to fully appreciate the quality and space on offer.

ACCOMMODATION

COMMUNAL ENTRANCE HALL
Stairs to the top floor landing.

ENTRANCE HALL
Entrance door to entrance hall. Central heating radiator, coving to the ceiling. Doors to the lounge, kitchen, two bedrooms, bathroom and two storage cupboards.

LOUNGE
14'9" x 10'6" (4.52m x 3.22m)
Three UPVC double glazed windows to the rear, central heating radiator, opening to the kitchen.

KITCHEN
10'9" x 9'1" (max) x 6'10" (min) (3.30m x 2.77m (max) x 2.10m (min))
A range of modern fitted units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, Integrated oven and grill, four ring gas hob, washing machine, dishwasher, and fridge freezer (all included in the sale). Two UPVC double glazed windows to the rear, central heating radiator, and splashback tiling to the walls.

BEDROOM ONE
15'2" x 8'8" (max) x 3'5" (min) (4.63m x 2.65m (max) x 1.06m (min))
UPVC double glazed French doors to Juliet style balcony and central heating radiator.

EN SUITE SHOWER ROOM/W.C.
5'9" x 5'0" (1.76m x 1.53m)
Central heating radiator, fully tiled walls and floor. Comprising of a low flush W.C., pedestal wash basin, corner shower cubicle with mixer shower.

BEDROOM TWO
15'2" x 8'3" (max) x 3'2" (min) (4.63m x 2.52m (max) x 0.99m (min))
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
8'8" x 6'2" (max) x 3'1" (min) (2.65m x 1.89m (max) x 0.96m (min))
Central heating radiator, part tiled walls, fully tiled floor. Comprising of a low flush W.C., pedestal wash basin, panel bath with mixer shower.

OUTSIDE
There are communal garden areas and an allocated parking space for one vehicle.

LEASEHOLD
The service charge is £1260 (pa) and ground rent £221.73 (pa). The remaining term of the lease is 102 years (2026). 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.