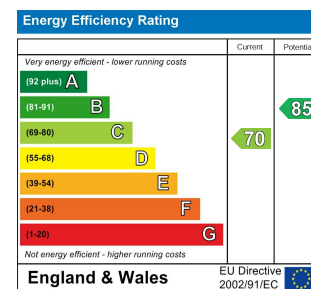
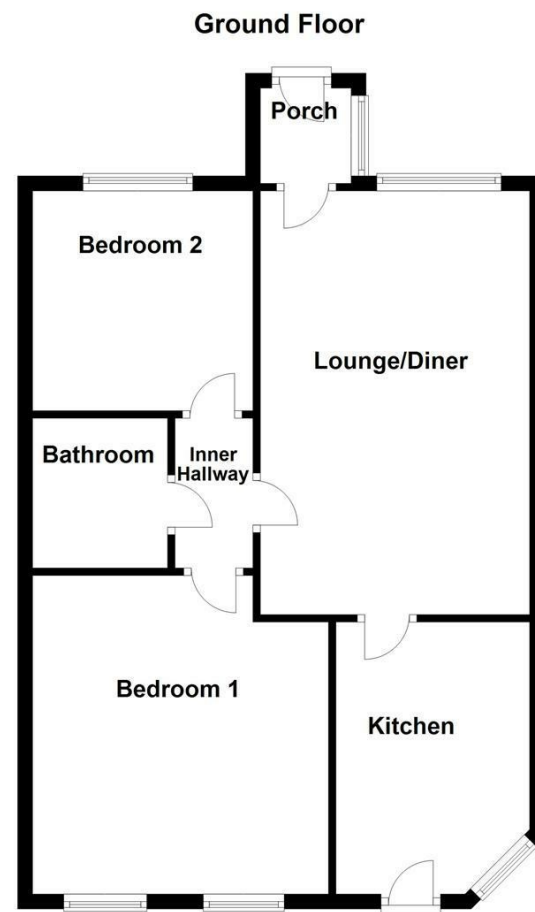




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**25 St. Peters Court, Horbury, Wakefield, WF4 6AP**  
**For Sale Leasehold 75% Shared Ownership £145,000**

Situated within a cul de sac position is this well presented two bedroom terraced bungalow, offered for sale with 75% shared ownership, specifically for the over 55s and benefitting from communal gardens and useful external storage.

The accommodation briefly comprises a fitted kitchen, lounge with access to a rear porch, two bedrooms and a family bathroom. Externally, the property enjoys communal lawned areas to both the front and rear, along with a useful side storage shed.

The property is well placed for local amenities including shops and regular bus routes, making it a convenient and accessible location.

An ideal home for a range of buyers, with early viewing highly recommended.

**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

#### KITCHEN

11'7" x 8'4" [3.54m x 2.56m]

Entrance through the front door leads into the kitchen. Wood framed double glazed windows to two elevations. Fitted with a range of wall and base units with wood effect laminate worktops, stainless steel sink and drainer, space for an electric cooker and fridge freezer, partial tiled splashbacks and a built in storage cupboard. Central heating radiator and door through to the lounge.



#### LOUNGE/DINER

18'7" x 11'8" [5.68m x 3.58m]

Wood framed double glazed windows to the rear elevation and

rear door leading into the porch. Two central heating radiators, feature fireplace with surround, carpet flooring and door through to the inner hallway.



#### INNER HALLWAY

Provides access to two bedrooms and the shower room.

#### BEDROOM ONE

12'10" x 12'0" [3.92m x 3.66m]

Wood framed double glazed windows to the front elevation, two central heating radiators, fitted wardrobes and carpet flooring.



#### BEDROOM TWO

9'9" x 9'4" [2.97m x 2.84m]

Wood framed double glazed window to the rear elevation, central heating radiator and carpet flooring.



#### BATHROOM/W.C.

6'6" x 5'8" [1.99m x 1.74m]

Frosted wood framed double glazed window to the side elevation, central heating radiator and three piece suite comprising panelled bath with wall mounted electric shower over, wash basin and WC. Fully tiled around the bath and shower area.



#### OUTSIDE

Externally, the property benefits from low maintenance lawns to the front and rear along with seating areas and well kept communal gardens surrounding.



#### LEASEHOLD

The overall annual cost payable to the Housing Association is £957.87 (pa). This sum covers the Rental Charge, Service Charge, Maintenance Reserve, Monthly Insurance & Supporting Costs. The remaining term of the lease is 97 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 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.