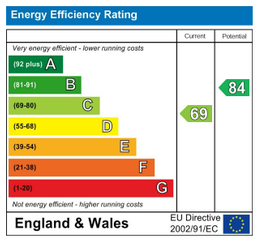
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

24 Benton Mews, Horbury, Wakefield, WF4 5RB

For Sale Leasehold £220,000

Situated within a popular and well regarded residential development in Horbury, this deceptively spacious three bedroom end townhouse is offered to the market with no onward chain. The property benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises an entrance hall, downstairs WC, a spacious lounge, dining room, and fitted kitchen. To the first floor, there are three well proportioned bedrooms, including a principal bedroom with en suite shower room, along with a modern family bathroom. Externally, the property features a small lawned garden to the front with a driveway providing off road parking leading to a large garage. To the rear is an enclosed lawned garden incorporating a patio seating area, ideal for outdoor dining and entertaining.

The property is conveniently located close to a range of local amenities, including shops, schools, and well established public transport links, with easy access to the wider road network.

This home represents an ideal opportunity for first time buyers, couples, or families looking to step onto the property market. Early viewing is highly recommended to fully appreciate the space and location on offer.

ACCOMMODATION

ENTRANCE HALL
Double glazed front entrance door, staircase to the first floor landing, central heating radiator and doors to the downstairs w.c. and lounge.

DOWNSTAIRS W.C.
Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splash back. Central heating radiator and UPVC double glazed frosted window to the side.

LOUNGE
15'8" x 12'5" (4.80m x 3.80m)
UPVC double glazed window to the front, wood effect laminate flooring, electric fire within a contemporary light wood surround with brushed steel hearth and back, coving to the ceiling and central heating radiator. Archway to the dining room.

DINING ROOM
10'11" x 8'11" (3.33m x 2.73m)
UPVC double glazed French doors to the rear garden, understairs storage cupboard, wood effect laminate flooring, coving to the ceiling and central heating radiator. Archway to the kitchen.

KITCHEN
10'10" x 6'3" (3.31m x 1.91m)
Comprising a range of fitted wall and base units with laminate work surfaces and an inset 1.5 bowl sink and drainer, integrate oven and grill, four ring gas hob with extractor hood above, plumbing and space for a dishwasher, space for a tall fridge/freezer, wood effect laminate flooring, brick set tiled splash backs, spotlights and UPVC double glazed window to the rear.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom/w.c. Airing cupboard. Loft access.

BEDROOM ONE
13'5" x 10'11" (4.09m x 3.35m)
UPVC double glazed window to the front, laminate flooring, built-in double wardrobe, central heating radiator and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM
6'2" x 6'1" (1.89m x 1.87m)
Three piece suite comprising tiled corner shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Part tiled walls, tiled floor, shaver socket, UPVC double glazed frosted window to the front and chrome towel radiator.

BEDROOM TWO
11'0" x 8'9" (3.36m x 2.68m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
7'9" x 6'5" (2.38m x 1.98m)
UPVC double glazed window to the rear and central heating radiator.

BATHROOM
8'9" x 5'1" (2.67m x 1.57m)
Three piece suite comprising panelled bath with mixer shower over, pedestal wash basin and low flush w.c. Part tiled walls, tiled floor, chrome towel radiator and spotlights.

OUTSIDE
Low maintenance garden area to the front with a driveway providing off street parking leading to the integral garage, bin store and lawned garden to the side. Attractive lawned garden to the rear incorporating decking ideal for entertaining and mature plants and shrubs bordering.

INTEGRAL GARAGE
Up and over door to the front, power, lighting, rear entrance door

UTILITY ROOM
Base unit, tiled splash back, stainless steel sink, central heating radiator, plumbing for a washing machine and space for a dryer.

RECEPTION ROOM
An additional reception in the integral garage.

LEASEHOLD
The service charge is £330.74 (every 6 months) and ground rent £118.71 (pa). The remaining term of the lease is 974 years (current year). 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 D.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.