Richard Kendall
Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor Flat 29 Princes Gate, Horbury, WF4 5RD

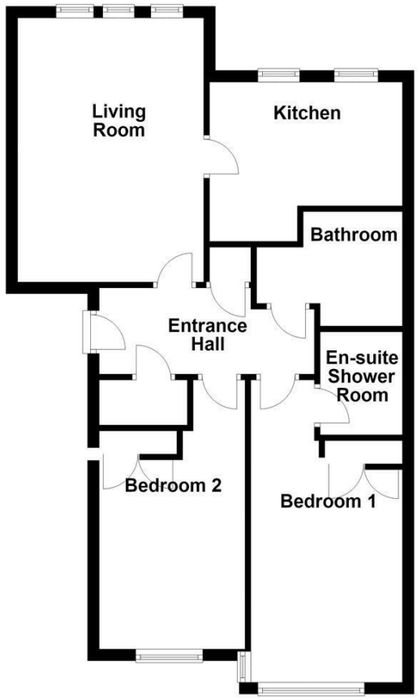
For Sale Leasehold £136,000

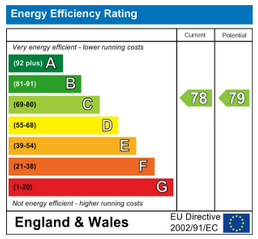
Ideally situated close to the popular village of Horbury and just a short drive from Wakefield city centre, this well-maintained ground floor apartment offers spacious, light-filled accommodation and will appeal to a wide range of buyers. Whether you're a first-time buyer, downsizer, investor or simply looking for the convenience of single-level living, this property is well worth a closer look.

The apartment boasts two generously proportioned double bedrooms, both benefiting from fitted furniture, with the principal bedroom enjoying the added luxury of an en suite shower room. A separate house bathroom further enhances the practical layout, while allocated parking provides welcome convenience.

Occupying an established position within the development, the property is ideally placed for the excellent range of amenities available in Horbury, a thriving village renowned for its strong sense of community. Wakefield city centre is also within easy reach, making this an excellent choice for those seeking both village living and convenient access to wider facilities.

An appealing property in a sought-after location – early viewing is highly recommended to fully appreciate all it has to offer





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

COMMUNAL ENTRANCE
Secure communal entrance with door entry system providing access to the ground floor apartment.

ENTRANCE HALL
Private entrance door leading into the hallway. Intercom system, central heating radiator and two useful built-in storage cupboards, one of which houses the boiler. Doors provide access to the lounge, two bedrooms and family bathroom.

LOUNGE
15'0" x 10'5" (4.59m x 3.20m)
Three rear facing UPVC double glazed window panels, central heating radiator, carpeted flooring and skirting boards. Door providing access into the kitchen.

KITCHEN
10'6" x 9'1" (3.21m x 2.78m)
Two UPVC double glazed window panels overlooking the rear elevation and central heating radiator. Fitted with a range of wall and base units with black laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer. Integrated gas hob, integrated oven, space for a fridge freezer and space and plumbing for a washing machine. In addition there is also space for a dishwasher.

BEDROOM ONE
15'4" x 8'8" (4.68m x 2.65m)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator, carpeted flooring and skirting boards. Fitted wardrobes to one side and access to the en suite shower room.

EN SUITE SHOWER ROOM
5'10" x 4'11" (1.78m x 1.52m)
Fitted with a three piece suite comprising corner shower enclosure with wall mounted shower and sliding glazed screen, wash hand basin with tiled splashback and low flush W.C. Central heating radiator.

BEDROOM TWO
15'3" x 8'4" (4.67m x 2.56m)
UPVC double glazed window overlooking the front elevation, central heating radiator, carpeted flooring and skirting boards. Fitted wardrobes.

FAMILY BATHROOM
8'6" x 6'5" (2.61m x 1.96m)
Fitted with a three piece suite comprising panelled bath, wash hand basin with tiled splashback and low flush W.C. Part tiled walls around the bath and central heating radiator.

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.