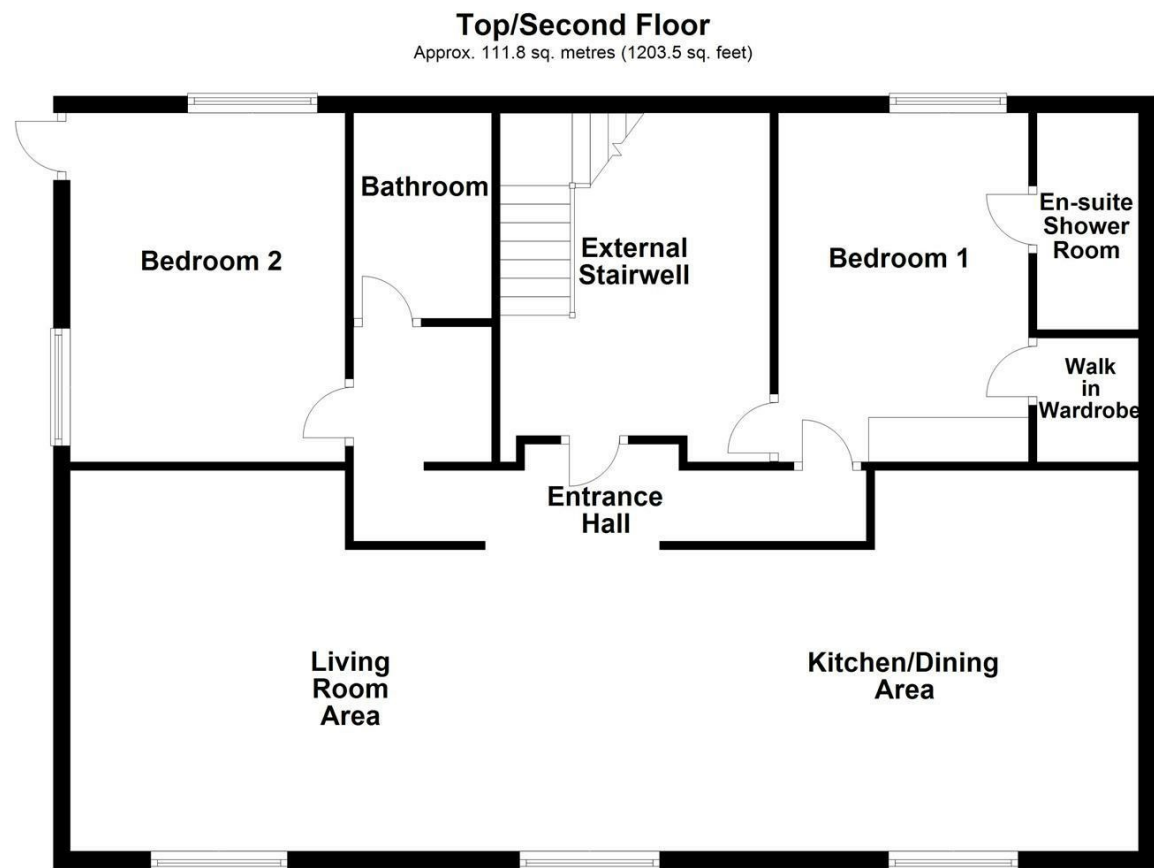




Total area: approx. 111.8 sq. metres (1203.5 sq. feet)

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,

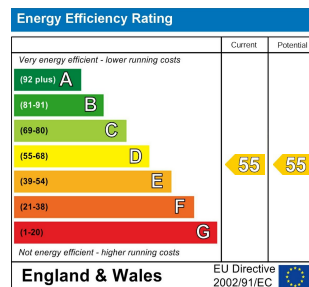
Pontefract & Castleford office 01977 798844

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Apartment 9 Jenkin Road, Horbury, Wakefield, WF4 6DT

For Sale Leasehold O.I.R.O £395,000

Properties of this nature rarely come to the market. Situated in a highly sought-after area with commanding views over Horbury and far-reaching countryside extending towards Emley Moor, this home must be viewed to fully appreciate the quality and setting on offer.

Jenkin House is a handsome building with Georgian and Victorian elements combined with sympathetically treated modern interiors. With gas fired central heating and secondary double glazing throughout, this bright and unusually spacious apartment is approached by a stylish communal entrance hall with an ornate staircase that leads to the second floor. The private entrance hall leads straight through into a breath-taking living room that is open to the adjoining dining kitchen spanning the entire front of the penthouse. The living area is of generous proportions and takes full advantage of the views over Horbury and countryside beyond. The adjoining breakfast kitchen is fitted to a high specification incorporating a range of contemporary style units with granite worktops and quality integrated appliances. The main bedroom has a walk in wardrobe as well as an en suite shower room/w.c., whilst a small inner hallway provides access to the second bedroom and the main bathroom/w.c. Outside, the property benefits from two allocated parking spaces and is accessed via an electric gate from Jenkin Road providing a good feeling of security to the beautifully landscaped gardens, which benefit from several seating areas for the exclusive use of the residence.

The property is situated in something of a backwater position and yet is within reach of the broad range of shopping, schooling and recreational facilities offered by the centre of Horbury. The apartment lies approximately 3.5 miles to the south west of Wakefield city centre and only approximately 2.5 miles to junction 40 of the M1 motorway, convenient for the commuter, together with being only a short drive or bus journey to Wakefield Westgate and Wakefield Kirkgate mainline railway stations.

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ACCOMMODATION

COMMUNAL STAIRWELL

A well maintained communal stairwell with stairs to the top (second floor) and access into the apartment.



ENTRANCE HALL

Spacious entrance hall with open archway leading through to the open plan kitchen/dining room and lounge. Doors to two bedrooms and the bathroom/w.c.

LOUNGE AREA

23'2" x 14'10" max x 11'8" min (7.08m x 4.53m max x 3.58m min)
Two sash windows to the front elevation with internal secondary glazing enjoying far reaching views, inset spotlights to the ceiling, two central heating radiators, two wall light points and a stunning decorative limestone feature fire surround.



KITCHEN/DINING AREA

17'2" x 14'8" max x 11'8" min (5.25m x 4.48m max x 3.56m min)
Sash window to the front elevation with internal secondary glazing enjoying far reaching views. Contemporary bespoke fitted kitchen comprising a range of wall and base units with granite work surfaces and matching upstands. Integrated Bosch double oven, five ring Bosch induction hob with canopy hood above, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, 1.5 sink, matching central island unit, quality Karndean flooring and central heating radiator.



BEDROOM ONE

13'7" x 9'8" (4.16m x 2.95m)
Sash window to the rear elevation with internal secondary glazing and central heating radiator, fitted wardrobes with matching bedside cabinet and wall point for a tv. Doors to a walk-in wardrobe and en suite shower room/w.c. Emergency fire door accessing the communal stairwell.



WALK IN WARDROBE

Fixed rail space. Housing the combination condensing boiler.

EN SUITE SHOWER ROOM/W.C.

8'4" x 3'11" (2.56m x 1.21m)
Three piece suite comprising tiled shower enclosure with glazed shower screen and twin head Mira mixer shower (waterfall head and hose attachment), low flush w.c. and wash basin set onto a vanity unit. Part tiled walls, tiled floor, shaver socket point, extractor vent, inset spotlights to the ceiling and towel radiator.

BEDROOM TWO

13'10" x 10'6" (max) (4.23m x 3.21m (max))
Enjoying a dual aspect with sash windows to the side and rear elevation with internal secondary glazing. Inset spotlights to the ceiling and central heating radiator. Emergency fire door accessing an external stairwell.



BATHROOM/W.C.

8'1" x 5'3" (2.47m x 1.62m)
Inset spotlights to the ceiling and central heating radiator. Three piece suite comprising low flush w.c., wall hung wash basin with mixer tap and panelled bath unit with mixer shower.



OUTSIDE

The property has well maintained communal gardens and electric gates accessing a courtyard which has two allocated parking spaces.



LEASEHOLD

The service charge is £119 (pcm) and ground rent £200 (pa). The remaining term of the lease is 141 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 C

EPC RATING

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

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 Horbury office and they will be pleased to arrange a suitable appointment.

PLEASE NOTE

Please note, there are no pets allowed in this apartment.