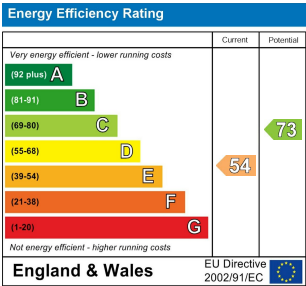


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 8A Twitch Hill, Horbury, Wakefield, WF4 6NA

### For Sale Leasehold £185,000

Situated in the heart of the sought after village of Horbury, this spacious two bedroom first floor apartment benefits from driveway parking, a garage and a private balcony overlooking attractive lawned gardens.

The accommodation briefly comprises an inner hallway, well proportioned kitchen/dining room, living room with access to the balcony, two bedrooms and a shower room. Externally, a driveway to the front provides off street parking and leads to the garage, while to the rear are well maintained communal lawned gardens.

The property is conveniently located within walking distance of a wide range of local amenities and reputable schools, with regular bus routes providing access to Wakefield city centre. The M1 motorway is also a short distance away, making this an ideal choice for commuters.

Only a full internal inspection will reveal the quality of accommodation on offer, and an early viewing is highly recommended to avoid disappointment.





## ACCOMMODATION

### INNER HALLWAY

A UPVC double glazed front entrance door leads into the entrance hall, which has a staircase with handrail leading to the inner hallway. The inner hallway houses an electric wall mounted heater and has doors providing access to two bedrooms, the shower room, the living room, the kitchen diner and a storage cupboard.

### KITCHEN/DINER

12'9" x 11'5" [min] x 14'11" [3.90m x 3.49m [min] x 4.56m]

There is a range of wall and base units with laminate work surfaces and matching splashbacks. 1.5 stainless steel sink and drainer with mixer tap is fitted, along with plumbing for a washing machine and space for a dryer beneath the counter. A built-in wine rack, an integrated twin oven and grill, four ring ceramic hob with cooker hood above, inset spotlights to the ceiling, downlighting beneath the wall cupboards, loft access, a wall mounted electric storage heater and space for a large fridge freezer within the tall units. Two UPVC double glazed windows overlooking the front elevation.



### LIVING ROOM

14'2" x 11'6" [4.34m x 3.51m]

A UPVC double glazed sliding patio door leading out onto the balcony, which overlooks the rear elevation and enjoys far reaching views. The room features an electric fireplace with a marble half and matching surround, an electric storage heater and coving to the ceiling.



### BEDROOM ONE

10'5" x 9'5" [3.19m x 2.88m]

A range of fitted wardrobes, a fitted dressing table and drawers, two UPVC double glazed windows overlooking the rear elevation, and a wall mounted electric storage heater.



### BEDROOM TWO

9'3" x 8'2" [2.84m x 2.51m ]

UPVC double glazed window overlooking the front elevation.



### SHOWER ROOM/W.C.

4'10" x 6'8" [1.48m x 2.05m]

A modern three piece suite including a walk in shower cubicle with glazed screen and electric shower, wash basin with mixer tap set within a vanity unit, and a low flush w.c. Fully tiled walls, a wall mounted fan heater, extractor fan and inset spotlights to the ceiling.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off-road parking, leading to an integral garage with manual up and over door, power and lighting. A paved pathway and steps lead to the front entrance door, while to the rear there is a balcony enjoying elevated views.



## PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes

- Evidence of title
  - Standard searches (regulated local authority, water & drainage & environmental)
  - Protocol forms and answers to standard conveyancing enquiries
- The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

## LEASEHOLD

The service charge is £ [pa] and ground rent £ [pa]. The remaining term of the lease is years [current year]. A copy of the lease is held on our file at the x office.

## COUNCIL TAX BAND

The council tax band for this property is A.

## 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.