



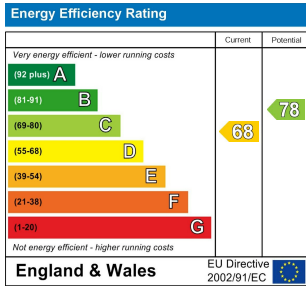
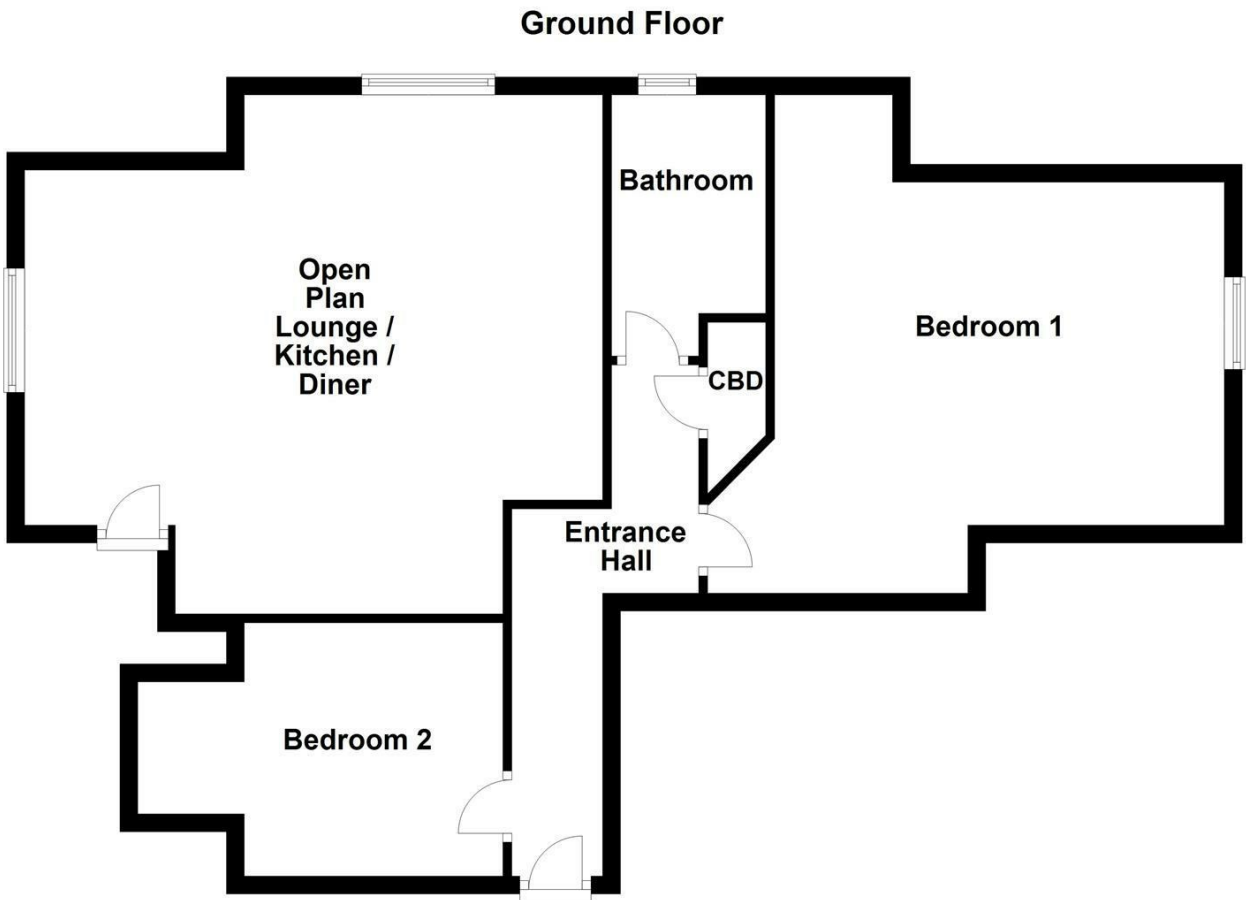
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



85 Lapwing View, Horbury, Wakefield, WF4 5NZ
For Sale Leasehold Offers In The Region Of £119,995

Situated in Horbury is this two bedroom third floor apartment offered for sale with vacant possession and benefitting from well proportioned accommodation throughout, open aspect views over countryside to the front and rear and a single garage.

The property briefly comprises of entrance hall, open plan lounge/kitchen/diner, two bedrooms, bathroom/w.c. and storage cupboard. Outside, there is a single garage for the property.

Situated within this modern and attractive development, the property is well placed for local amenities including shops, schools, local walks in Coxley Woods, local bus routes and good access to the M1 motorway network, ideal for the commuter wishing to work or travel further afield.

Ideal for the first time buyer, professional couple and buy-to-let investor. Only a full internal inspection will reveal all that's on offer and a viewing is highly advised.



ACCOMMODATION

ENTRANCE HALL

Electric wall mounted heater, intercom system, doors leading to open plan lounge/kitchen/diner, two bedrooms, bathroom and storage cupboard.

BEDROOM TWO

9'3" x 13'5" [max] x 9'6" [min] [2.84m x 4.11m [max] x 2.9m [min]]

Electric wall mounted heater and UPVC double glazed window to the side.



BEDROOM ONE

18'5" x 17'10" [max] x 4'3" [min] [5.63m x 5.45m [max] x 1.3m [min]]

UPVC double glazed window to the side and electric wall mounted heater.



BATHROOM/W.C.

9'8" x 5'8" [max] x 3'4" [min] [2.95m x 1.73m [max] x 1.02m [min]]

UPVC double glazed frosted window to the rear, towel radiator, extractor fan, low flush w.c., pedestal wash basin, panelled bath with mixer tap and overhead shower attachment.



STORE

4'3" x 1'11" [1.32m x 0.6m]

Water tank is stored here.

OPEN PLAN LOUNGE/KITCHEN/DINER

21'6" x 18'4" [max] x 13'1" [min] [6.57m x 5.61m [max] x 3.99m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven with four ring induction hob with partial stainless steel splash back and extractor hood above. Space and plumbing for a washing machine, two electric wall mounted heaters and UPVC double glazed windows to the rear and side.



OUTSIDE

There is a single garage with manual up and over door.

LEASEHOLD

The service charge is £986.00 [pa] and ground rent £332.00 [pa]. There is also an additional £150 to pay for grounds maintenance. The remaining

term of the lease is 107 years [2023]. 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.