

Lapwing View, Horbury, Wakefield,  
West Yorkshire

**Guide Price: £125,000 To be  
advised**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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Ideally located two bedroom apartment boasting lovely external views, allocated parking and spacious accomodation. Perfect for first time buyers and buy to let investors alike.

**Entrance Hall**

Neutrally decorated with laminate flooring. Intercom access point. Two storage cupboards.

**Lounge**

5.640 x 4.137

PVC Bay leaded window over looking the country side. 2 x Electric wall heaters. Neutraljy decorated.

**Kitchen**

3.357 x 1.940

PVC leaded window. Modern light grey fitted wall and base units. Integrated: Electric cooker, hob and extractor and dishwasher Part tiled to the walls. Neutrally decorated.

**Bathroom**

2.053 x 1.931

3 piece white bathroom suite that is part tiled, neutrally decorated with a eclectic hand towel radiator.

**Master Bedroom**

4.083 x 2.819

PVC Leaded Window over looking the countryside. Fitted wardrobes. Neutrally decorated. Electric wall heater.

**En Suite**

1.787 x 1.561

Walk in electric shower unit, Hand wash basin unit. Neutrally decorated.

**Bedroom 2**

3.450 x 2.309

PVC leaded window. Electric wall heater. Neutrally decorated.

**Externally**

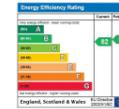
Designated parking space. Local countryside walks and stunning views from the apartment.

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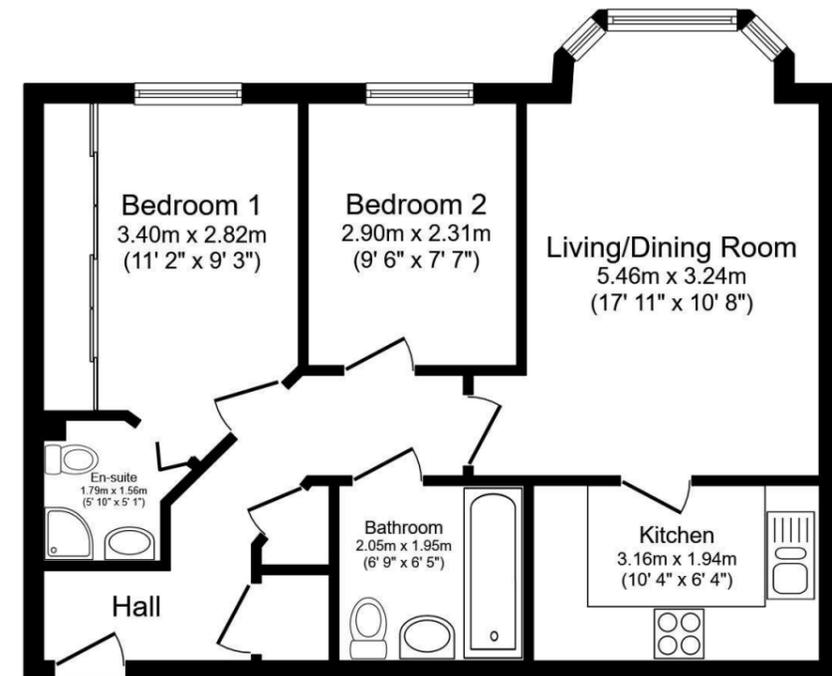
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 54.5 sq.m. (586 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com