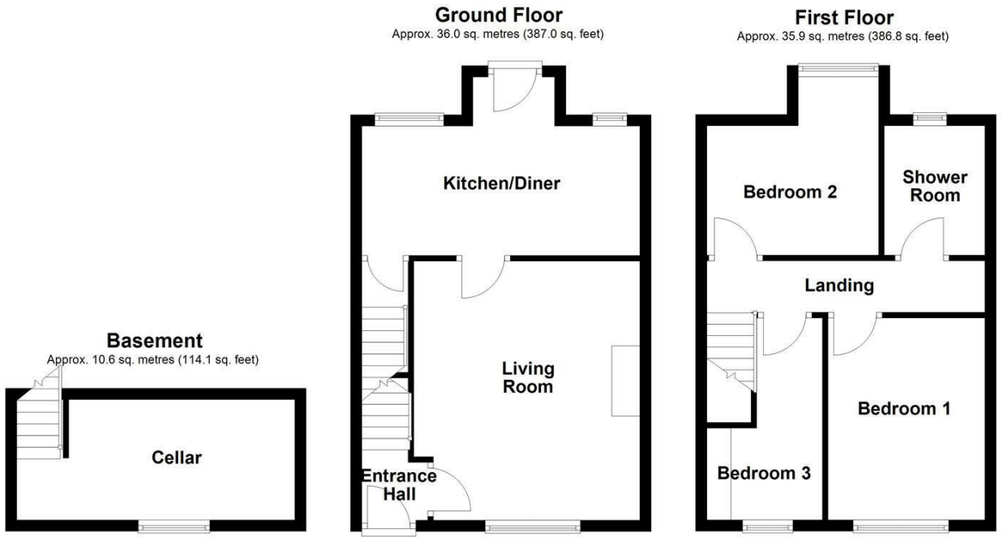


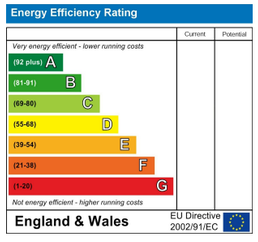

Total area: approx. 82.5 sq. metres (887.9 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 2 Manor Road, Horbury, Wakefield, WF4 6HH

## For Sale Freehold £235,000

A superb opportunity to purchase this three bedroom semi detached home, ideally situated within the heart of Horbury, benefitting from enclosed front and rear gardens, useful outbuildings and well proportioned accommodation throughout.

The property is approached via a timber gate leading onto a resin pathway with a low maintenance gravelled front garden. The accommodation briefly comprises an entrance hall with staircase to the first floor and access into a spacious living room featuring a marble fireplace. To the rear, there is a kitchen diner, along with access to a useful cellar on the lower ground floor, which benefits from power, lighting and a window. To the first floor, the landing provides access to three bedrooms, with bedrooms one and three benefitting from built in wardrobes, along with a modern three piece house shower room. The loft is fully boarded and fitted with lighting and shelving, providing excellent additional storage space. Externally, to the rear there is a low maintenance enclosed yard with a combination of brick walling and timber fencing. There are two brick built outbuildings, one of which is currently utilised as a utility room with plumbing for a washing machine, space for a dryer, a Belfast sink and power and lighting.

The property is within walking distance of local amenities and well regarded schools within Horbury, with regular bus routes providing access to Wakefield city centre. The M1 and M62 motorway networks are also easily accessible, making the property ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the space and potential this home has to offer. An early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door with frosted glazed panel above, staircase to the first floor with feature window, central heating radiator, coat rack and door to the living room.

### LIVING ROOM
12'1" min x 13'3" max x 15'1" (3.69m min x 4.05m max x 4.62m)
UPVC double glazed window to the front, picture rail, gas fire with marble hearth and surround, central heating radiator and door through to the kitchen diner.

### KITCHEN/DINER
7'6" min x 10'4" max x 16'6" (2.30m min x 3.17m max x 5.04m)
Fitted with a range of wall and base units with granite work surfaces and upstands, inset sink with mixer tap, integrated oven and grill with four ring hob and extractor, space for appliances, two UPVC double glazed windows to the rear, laminate flooring, spotlights to the ceiling and door to the rear yard, with access down to the cellar.

### CELLAR
12'4" max x 8'5" min x 7'0" (3.76m max x 2.59m min x 2.14m)
Yorkshire stone flagged floor, timber frosted window to the front, original features with power and lighting.

### FIRST FLOOR LANDING

### BEDROOM ONE
11'10" x 9'2" (3.63m x 2.80m)
UPVC double glazed window to the front, fitted double wardrobes with storage above and central heating radiator.

### BEDROOM TWO
7'7" min x 10'6" max x 10'0" (2.32m min x 3.21m max x 3.07m)
UPVC double glazed window to the rear and central heating radiator.

### BEDROOM THREE
11'10" max x 3'10" min x 5'1" (3.62m max x 1.19m min x 1.56m)
UPVC double glazed window to the front, fitted wardrobes and central heating radiator.

### SHOWER ROOM/W.C.
7'6" x 5'11" (2.29m x 1.82m)
Three piece suite comprising walk-in shower with glass screen, concealed WC and wash basin set within vanity units, fully tiled walls, chrome heated towel rail, spotlights and frosted UPVC window.

### OUTSIDE
Externally, to the rear there is a low maintenance enclosed yard with a combination of brick walling and timber fencing. There are two brick built outbuildings, one of which is currently utilised as a utility room.

### OUTBUILDING/UTILITY
7'8" x 9'4" (2.35m x 2.87m)
Brick built with power and lighting, Belfast sink, plumbing for washing machine and space for dryer, with original fireplace.

### 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.