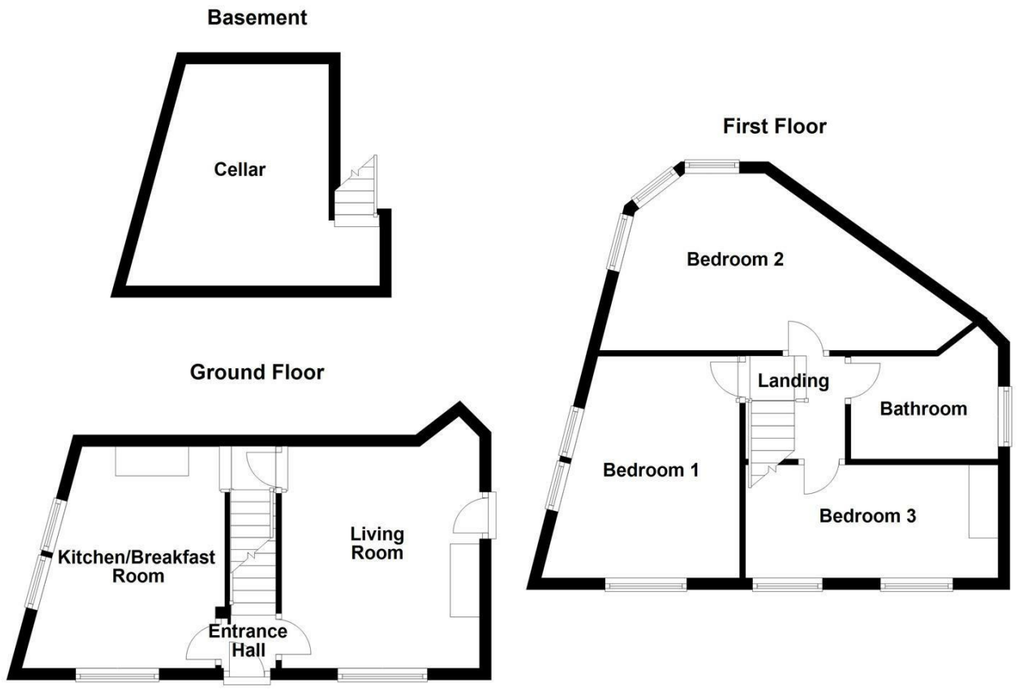
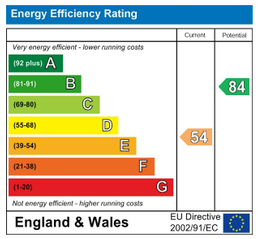


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

28 Cooperative Street, Horbury, Wakefield, WF4 6DR

For Sale Freehold £229,950

A superb and spacious double fronted end terraced property with three double bedrooms, renovated and modernised to a high standard throughout including a new kitchen and bathroom suite. The property is in ready to move into condition which would ideally suit a professional couple or family, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, breakfast kitchen, living room, cellar, first floor landing, three double bedrooms and the house bathroom/w.c. Outside, there is a low maintenance buffer garden to the front and on street parking available.

Conveniently situated within walking distance of Horbury centre which offers a range of amenities including local shops, schools, bars and eateries, bur routes and is well placed for easy access to the M1 motorway for those wishing to commute further afield.

Only by viewing can you fully appreciate the quality of accommodation on offer and an early viewing is recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with sunlight over, staircase to the first floor landing and doors to the breakfast kitchen and living room.

BREAKFAST KITCHEN
12'5" x 10'11" (3.79 x 3.32)
Comprising a range of modern gloss wall and base units with laminate work surface and tiled splash back, matching breakfast bar, integrated oven and grill, four ring gas hob with cooker hood over, space for a tall fridge/freezer, plumbing and space for a washing machine, wall mounted combination condensing boiler, 1.5 bowl stainless steel sink and drainer, central heating radiator, coving to the ceiling, picture rail and three UPVC double glazed windows.

LIVING ROOM
12'5" x 11'1" max (3.79 x 3.39 max)
UPVC double glazed window to the front, composite side entrance door, solid wood flooring, central heating radiator and a feature fireplace with downlights and wooden mantle. Door with steps leading down to the cellar.

CELLAR
12'6" x 11'4" max (3.82 x 3.46 max)
Currently used as a gym. Central heating radiator, power and lighting.

FIRST FLOOR LANDING
Central heating radiator, loft access and doors to three bedrooms and the house bathroom/w.c.

BEDROOM ONE
12'6" x 10'11" max (3.80 x 3.34 max)
Three UPVC double glazed windows, coving to the ceiling and central heating radiator.

BEDROOM TWO
15'4" x 10'2" max (4.68 x 3.11 max)
Three UPVC double glazed windows, picture rail, coving to the ceiling and central heating radiator.

BEDROOM THREE
14'2" x 6'5" (4.32 x 1.96)
Two UPVC double glazed windows to the front and central heating radiator.

HOUSE BATHROOM/W.C.
8'3" x 5'10" (2.51 x 1.78)
Three piece modern white suite comprising panelled bath with glass shower screen and twin-head thermostatic rainfall shower, low flush w.c. and pedestal wash basin with waterfall tap. UPVC double glazed frosted window to the side, sensor spotlights, part tiled walls and chrome ladder style radiator.

OUTSIDE
On street parking available to the front. Gated access to a low maintenance pebbled buffer garden. Outside lighting.

PLEASE NOTE
Under the Estate Agency Act 1974, we will point out that the vendors in this instance are relatives of an employee of Richard Kendall Estate Agent.

COUNCIL TAX BAND
The council tax band for this property is B

VIEWINGS
To view please contact our Horbury 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 six local offices.

LAYOUT 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.