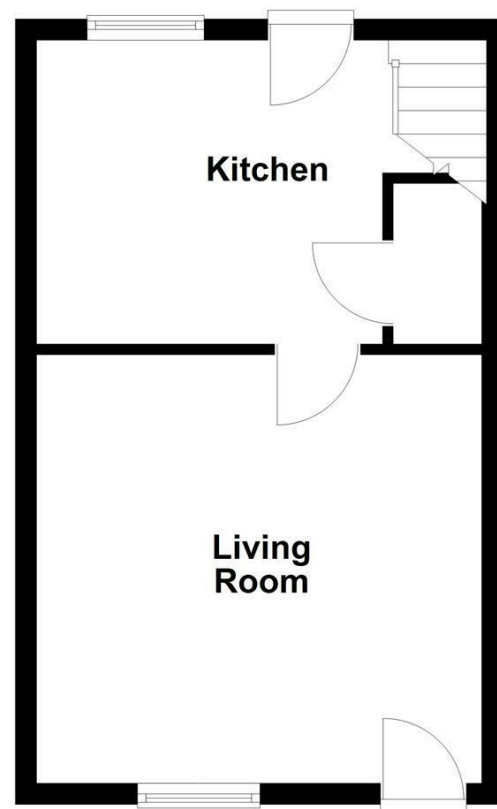
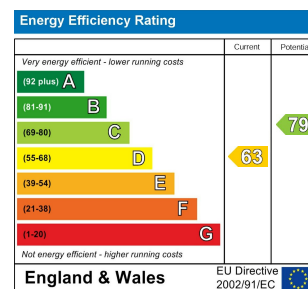
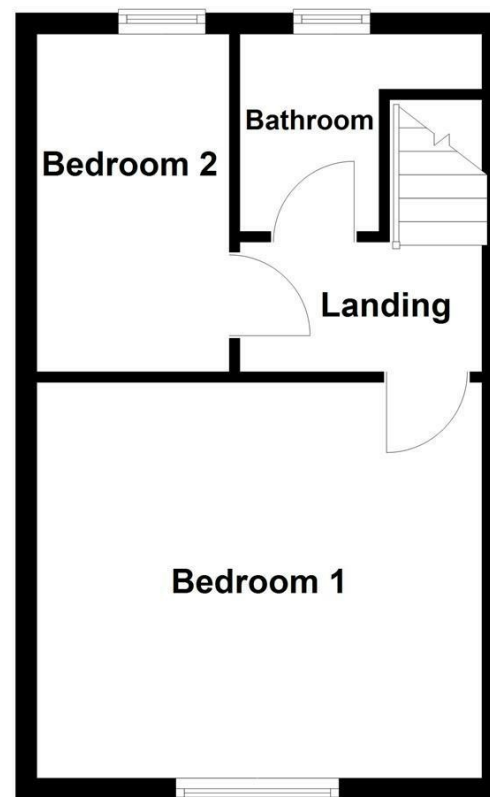


## Ground Floor



## First Floor



### 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.



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## 31 Park Street, Horbury, Wakefield, WF4 6AB

## For Sale Freehold £155,000

Offered to the market with no onward chain and vacant possession, this well presented two bedroom mid terrace home in the sought after area of Horbury is ideal for first time buyers or young families.

The accommodation briefly comprises a welcoming living room and a modern kitchen fitted with oak effect wall and base units, providing access to a useful storage cellar. To the first floor, a landing leads to two well proportioned bedrooms and a contemporary house bathroom. Externally, the property features a small, low maintenance buffer garden to the front, while to the rear there is an enclosed flagged garden, perfect for outdoor seating and entertaining.

Ideally positioned close to an excellent range of local shops, amenities, and well regarded schools, the property is also within walking distance of Horbury's popular pubs, cafés, and restaurants.

An early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

### 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



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## ACCOMMODATION

### LIVING ROOM

13'8" x 12'7" [4.19m x 3.86m]

Oak effect laminate flooring, central heating radiator and UPVC double glazed window facing the front elevation. A gas fireplace with feature surround and an entrance leading through to the kitchen.



### KITCHEN

10'6" x 9'11" [3.21m x 3.03]

Fitted with a range of wall and base units with oak effect laminate work surfaces, tiled splashbacks, stainless steel sink with mixer tap and drainer and a four ring gas hob with stainless steel extractor fan above. Integrated cooker,

space and plumbing for a washing machine, dishwasher and tumble dryer. A cupboard housing the Ideal combination boiler, oak effect laminate flooring continues throughout with a central heating radiator and UPVC door leading out to the rear elevation garden. A staircase leads to the first floor landing and a doorway provides access down to the basement/cellar.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

10'5" x 13'9" [3.20m x 4.20m]

Carpet flooring, a central heating radiator and a UPVC double glazed window facing the front elevation.



### BEDROOM TWO

11'3" x 5'11" [3.45m x 1.82m]

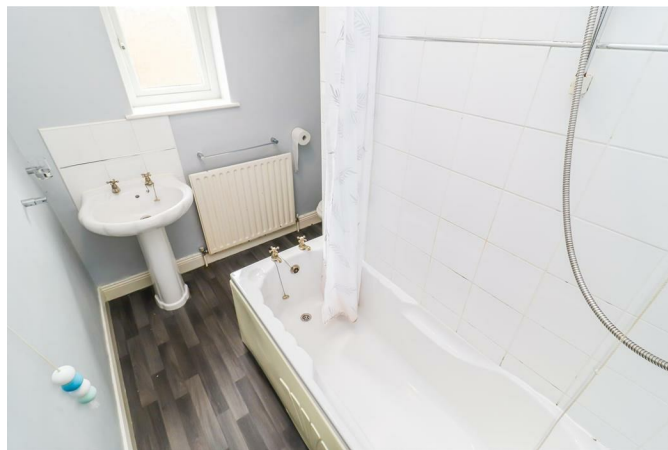
Carpet flooring, a central heating radiator and a UPVC double glazed window facing the rear elevation.



### BATHROOM/W.C.

7'4" x 8'1" [2.24m x 2.48m]

Linoleum flooring, a panel bath with hot and cold taps, an electric shower with showerhead attachment, pedestal wash basin with tiled splashback, chrome heated towel rail and low flush w.c. The room is partially tiled from floor to ceiling and features a frosted UPVC double glazed window to the rear elevation.



### OUTSIDE

To the front, there is a small buffer yard leading directly to the entrance door. To the rear of the property is an enclosed garden with a flagged patio area, designed for low maintenance.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.

### 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.