



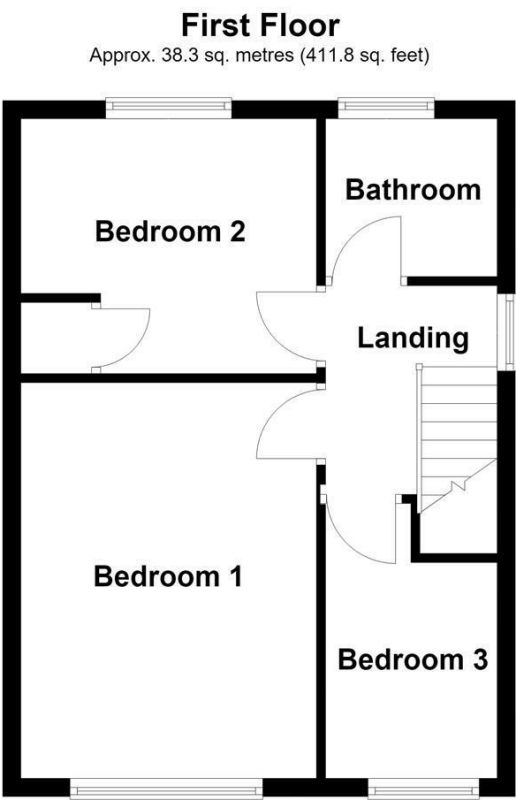
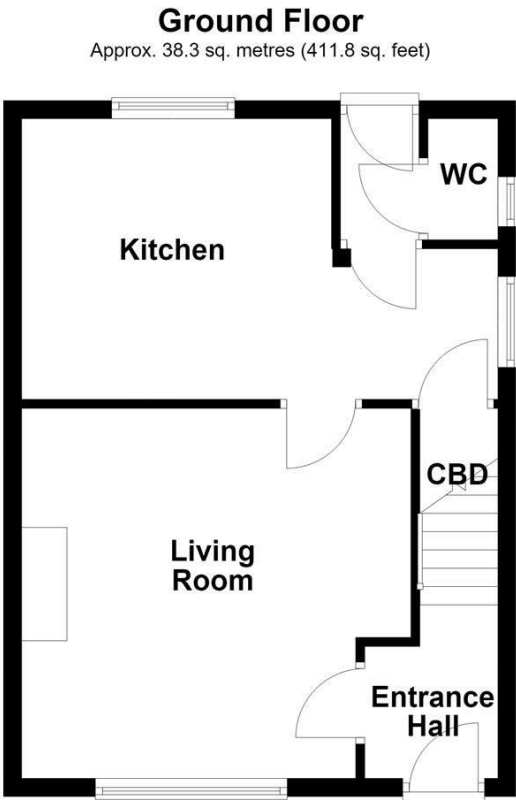
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HORBURY
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NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



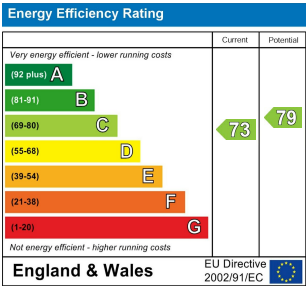
Total area: approx. 76.5 sq. metres (823.6 sq. feet)

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.



61 North Avenue, Horbury, Wakefield, WF4 5JS

For Sale Freehold £180,000

A fantastic opportunity to purchase this three bedroom end terrace home with no chain, benefiting from front and rear gardens, spacious accommodation throughout and off road parking to the rear.

The accommodation briefly comprises an entrance hall leading through to a well proportioned living room and a fitted kitchen, together with a useful understairs storage cupboard and downstairs WC completing the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and a three piece house bathroom. Externally, to the front, a cast iron gate provides access from the roadside onto a low maintenance paved garden with pebbled borders, enclosed by fencing. A paved pathway runs down the side of the property to a further cast iron gate providing access to the rear garden. The rear garden incorporates an attractive lawn with a central paved pathway leading to a paved patio area, timber garden shed and a feature pond. Timber double gates to the rear provide access to a pebbled off road parking space.

The property is ideally situated close to local shops, schools and a range of everyday amenities within the sought after village of Horbury. Regular bus services operate to and from Wakefield city centre, as well as Huddersfield, Holmfirth and Dewsbury. The M1 and M62 motorway networks are also only a short drive away, making the property ideal for commuters travelling further afield.

Only a full internal inspection will reveal everything this fantastic home has to offer and an early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall with central heating radiator, staircase with handrail leading to the first floor landing and a door providing access into the living room.

LIVING ROOM

13'3" x 14'0" [max] x 12'0" [min] [4.06m x 4.29m [max] x 3.67m [min]]
UPVC double glazed window overlooking the front aspect, central heating radiator, dado rail and a decorative wooden fire surround. A door leads through into the kitchen.



KITCHEN

17'2" x 10'1" [max] x 5'5" [min] [5.25m x 3.09m [max] x 1.66m [min]]
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks incorporating a 1½ stainless steel sink and drainer with mixer tap. There is space for a freestanding cooker, space for a freestanding fridge freezer, plumbing and space for a

washing machine, space for a tumble dryer beneath the worktop and the Ideal combination boiler is housed within the kitchen. The room benefits from a fully tiled floor, two UPVC double glazed windows to the rear and side creating a dual aspect, a door to a useful storage cupboard and a further door leading into the inner hallway.

INNER HALLWAY

Fully tiled floor, composite rear entrance door leading out to the rear garden and a timber door providing access to the downstairs WC.

DOWNSTAIRS W.C.

4'2" x 2'3" [1.29m x 0.69m]
Fitted with a low flush WC, fully tiled floor and a frosted UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access and doors leading to three well proportioned bedrooms and the house bathroom.

BEDROOM ONE

14'3" x 10'7" [4.35m x 3.23m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



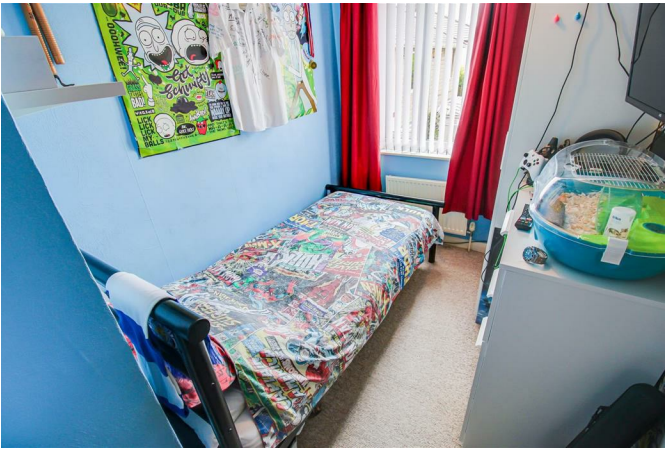
BEDROOM TWO

10'8" x 9'4" [3.27m x 2.85m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and a useful storage cupboard.



BEDROOM THREE

6'3" x 9'9" [max] x 7'10" [min] [1.92m x 2.99m [max] x 2.39m [min]]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM

6'2" x 5'8" [1.90m x 1.74m]
Fitted with a modern three piece suite comprising a panelled bath with mixer tap, glazed shower screen and mixer shower over, pedestal wash basin with chrome mixer tap and low flush WC. The room also benefits from fully tiled walls, a chrome heated towel rail and a frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front, a cast iron gate provides access to a low maintenance paved garden with a pebbled border. A timber entrance porch with outside lighting shelters the front door, whilst a paved pathway runs along the side of the property. Timber fencing encloses the front and side gardens, with a further cast iron gate leading into the rear garden. The enclosed rear garden is predominantly laid to lawn with a central paved pathway leading to a paved patio area. There is a timber garden shed, a feature pond, an outside water supply and external lighting. Double timber gates to the rear provide access to a pebbled off road parking space, with timber fencing enclosing all three sides of the garden.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.