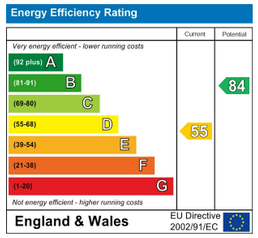


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



53 Rayner Street, Horbury, Wakefield, WF4 5BD

For Sale Freehold Offers In The Region Of £219,950

Situated in the sought after town of Horbury with no chain is this well presented two bedroom end terrace property. Offering generous reception space, off road parking and an attractive enclosed rear garden, this appealing home is ideal for a range of buyers.

The accommodation briefly comprises a living room with feature multi fuel burning stove and access to an inner hallway. From here, stairs lead to the first floor and there is access to the kitchen diner, which in turn opens onto the rear garden and provides access down to the cellar. The cellar has been converted to create a useful utility room. To the first floor are two well proportioned bedrooms, both benefitting from fitted wardrobes, together with the house bathroom. Externally, to the front is a low maintenance block paved driveway providing off road parking for one to two vehicles, with walling to one side, hedging to the other and side access leading to the rear garden. The rear garden is landscaped and arranged over two tiers. The upper tier features a stone paved patio area, ideal for outdoor dining and entertaining, whilst the lower tier is predominantly laid to lawn with planted borders incorporating mature trees, shrubs and flowers, together with railway sleeper edging. A paved pathway leads towards the rear of the garden, where there is a further paved patio area and space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Horbury is a popular location for a range of buyers, including first time buyers, professional couples and those looking to downsize. Local shops, schools and well regarded public houses are all within walking distance, particularly along Horbury High Street. Regular bus services operate nearby, whilst Wakefield city centre provides mainline railway connections to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

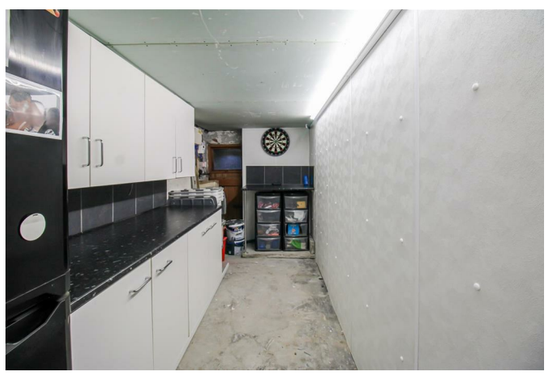
LIVING ROOM
13'1" x 13'3" (max) x 9'0" (min) (4.01m x 4.05m (max) x 2.76m (min))
Composite front entrance door with frosted glass panel leading into the living room. UPVC double glazed window to the front, coving to the ceiling, central heating radiator and feature multi fuel burning stove set on a slate hearth with exposed brick surround and wooden mantle. Door providing access to the inner hallway.



INNER HALLWAY
Staircase providing access to the first floor landing and opening through to the kitchen diner.

KITCHEN DINER
13'1" x 10'10" (max) x 1'7" (min) (4.0m x 3.32m (max) x 0.50m (min))
Access down to the cellar, UPVC double glazed window to the rear and UPVC double glazed door providing access to the rear garden. Central heating radiator, coving to the ceiling and partial spotlights to the ceiling. The kitchen is fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob, integrated oven, space and plumbing for a washing machine and integrated under counter fridge. The Ideal combination boiler is also housed within the kitchen.

CELLAR/UTILITY
5'6" x 12'11" (1.70m x 3.95m)
The cellar has been damp proofed throughout and is currently utilised as a utility room. Fitted with wall and base units with laminate work surfaces over, space for a fridge freezer and space and plumbing for a washing machine.



FIRST FLOOR LANDING
Doors providing access to bedroom one, bedroom two and the house bathroom, together with decorative wall panelling.

BEDROOM ONE
13'5" x 13'3" (max) x 9'0" (min) (4.10m x 4.05m (max) x 2.75m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, partial decorative wall panelling and a range of fitted wardrobes and storage units.



BEDROOM TWO
6'10" x 10'11" (2.10m x 3.35m)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and fitted wardrobes with sliding mirrored doors.



BATHROOM
7'11" x 5'10" (max) x 4'8" (min) (2.42m x 1.80m (max) x 1.43m (min))
Extractor fan, central heating radiator and frosted UPVC double glazed window to the rear. Fitted with a low flush W.C., pedestal wash basin with mixer tap and P-shaped panelled bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. Fully tiled walls.



OUTSIDE
To the front of the property is a low maintenance block paved driveway providing off road parking for one to two vehicles, with walling to one side and hedging to the other. A side access gate leads to the rear garden, which is attractively landscaped and arranged over two tiers. The upper tier incorporates a stone paved patio area, ideal for outdoor dining and entertaining. The lower tier is predominantly laid to lawn with planted borders incorporating mature trees, shrubs and flowers, together with railway sleeper edging. A block paved pathway leads towards the rear of the garden, where there is a further paved patio area and space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets, and also benefits from access to a brick built storage outbuilding.



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.