

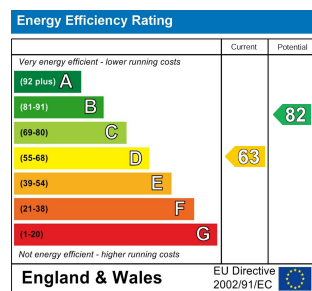


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 12 Peel Street, Horbury, Wakefield, WF4 5AU

### For Sale Freehold £220,000

A fantastic opportunity to purchase this three bedroomed semi detached house. Benefitting from ample reception space, a modern fitted bathroom and an attractive rear garden, this property is certainly not one to be missed.

The property briefly comprises of entry through a composite front entrance door into the entrance hall, which provides access to the sitting/dining room, the living room, the kitchen and stairs down to the cellar. The kitchen provides further access to the rear garden through a composite door. Upstairs, to the first floor landing, there is access to two double bedrooms and a further single bedroom, the modern fitted house bathroom and a storage cupboard. Outside, to the front of the property there is a cast iron gate with a paved pathway leading to the front door with a concrete seating area and a block paved pathway leading through a planted front garden. Down the side of the property there is a paved pathway providing access into the rear garden with solid brick built walls. To the rear of the property, the garden is south facing with a Yorkshire stone paved patio area, perfect for outdoor dining and entertaining purposes, a low maintenance pebbled garden with plants, mature shrubs and trees.

The property is within walking distance to the local amenities and schools located within the sought after village of Horbury as well as local restaurants and shops. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for those looking to travel further afield.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Frosted UPVC double glazed stained glass window above the door, dado rail, coving to the ceiling, central heating radiator, stairs to the first floor landing. Opening into the kitchen and doors to the sitting/dining room, living room and the stairs to the basement.

SITTING/DINING ROOM

13'10" x 12'6" [min] x 15'5" [max] [4.22m x 3.83m [min] x 4.72m [max]]  
UPVC double glazed box bay window to the front with a window seat, central heating radiator, gas fire with a marble hearth and matching marble interior with a wooden decorative surround.



LIVING ROOM

11'7" x 14'6" [3.54m x 4.43m]  
UPVC double glazed window to the rear, coving to the ceiling, picture rail, central heating radiator, laminate flooring, flame effect gas

fire on a marble hearth with a marble matching interior and a wooden decorative surround, views of the hills to the south.



KITCHEN

11'1" x 8'0" [3.40m x 2.44m]  
Composite rear entrance door to the rear garden, UPVC double glazed sunlight above the door and a UPVC double glazed window to the rear, spotlights, downlights into the cupboards, ladder style central heating radiator. A range of wall and base units with laminate worksurface over and tiled splashback, stainless steel sink and drainer with mixer tap, induction hob, integrated oven and grill, integrated microwave, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer.

CELLAR

6'1" x 6'3" [min] x 8'8" [max] [1.86m x 1.91m [min] x 2.66m [max]]  
Original coal shutter room.

FIRST FLOOR LANDING

Loft access, dado rail. Doors to three bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

14'7" x 11'7" [4.45m x 3.54m]  
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



BEDROOM TWO

10'10" x 12'7" [3.32m x 3.84m]  
Two UPVC double glazed windows to the front and side, coving to the ceiling, central heating radiator, views of the hills to the south.



BEDROOM THREE

8'6" x 8'10" [2.60m x 2.70m]  
UPVC double glazed window to the front, central heating radiator.



BATHROOM

7'9" x 5'10" [min] x 7'3" [max] [2.38m x 1.80m [min] x 2.22m [max]]  
Two frosted UPVC double glazed windows to the rear, fully tiled walls, chrome ladder style radiator, spotlights, extractor fan. Panelled bath with full tiled surround and mixer tap, wash basin with mixer tap built into a high gloss vanity unit below, low flush W.C., enclosed shower cubicle with mixer shower, rain shower head attachment.



OUTSIDE

To the front of the property there is a cast iron gate with a paved pathway leading to the front door with a concrete seating area and a block paved pathway leading through a planted front garden. Down the side of the property there is a paved pathway providing access into the rear garden with solid brick built walls. To the rear of the property the garden is south facing with Yorkshire stone paved patio area, perfect for outdoor dining and entertaining purposes, a low maintenance pebbled garden with plants, mature shrubs and trees.



COUNCIL TAX BAND

The council tax band for this property is C.

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.