Richard Kendall Estate Agent

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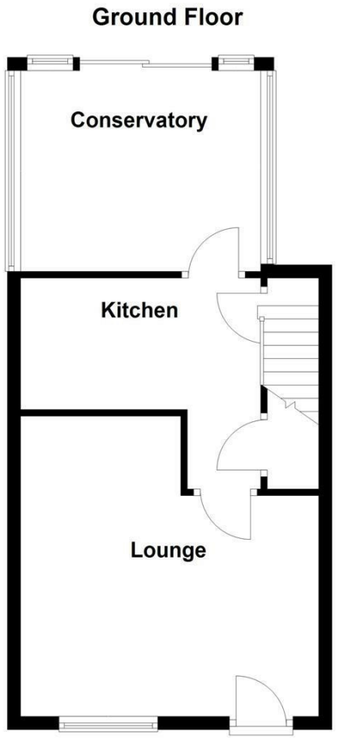
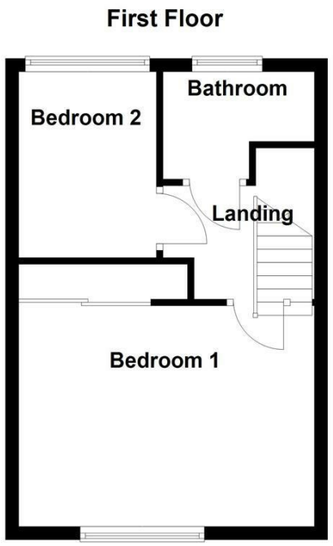
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





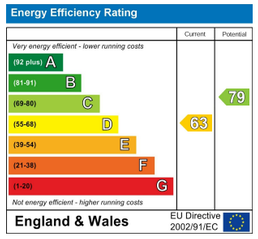
3 Victoria Terrace, Horbury, WF4 5PQ

For Sale Freehold £150,000

Situated in the village of Horbury is this well presented two bedroom end terrace property, benefiting from an enclosed rear garden and well proportioned accommodation throughout. Offering modern interiors, this property would make an ideal purchase for first time buyers, small families, or investors alike.

The property briefly comprises a lounge, fitted kitchen, conservatory, two first floor bedrooms, and a modern family bathroom. Externally, there is on street parking to the front, while to the rear is a low-maintenance garden with lawn and patio seating area, enjoying a good degree of privacy.

The property is ideally located for access to a range of local shops, amenities, and schools within Horbury, and is well positioned for travel to the surrounding towns and cities including Ossett, Dewsbury and Wakefield. Early viewing is highly recommended to fully appreciate the 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

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.

ACCOMMODATION

LOUNGE
14'11" x 14'9" (4.55m x 4.51m)
Entry through the front door leads directly into the main lounge. UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with wooden surround, and wood flooring. Door leading through to the kitchen.

KITCHEN
11'11" x 10'5" (3.64m x 3.19m)
UPVC double glazed window to the rear elevation and fitted with a modern range of wall and base units providing ample storage, with integrated hob, oven and cooker hood, tiled splashbacks, and space for a fridge freezer. Rear door leading through to the conservatory. Staircase rising to the first floor landing with access to two bedrooms and the family bathroom. Access down to the cellar (3.64m x 3.19m).

CONSERVATORY
9'11" x 11'11" (3.04m x 3.64)
UPVC double glazed windows to the side and rear elevations, with sliding doors leading out to the garden.

BEDROOM ONE
14'8" x 10'5" (4.48m x 3.19m)
UPVC double glazed window to the front elevation, central heating radiator, fitted built-in wardrobe to one side, and access to the loft.

BEDROOM TWO
9'2" x 6'10" (2.81m x 2.09m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM
7'6" x 5'3" (2.29m x 1.62m)
Frosted UPVC double glazed window to the rear elevation and fitted with a modern three-piece suite comprising panelled bath with wall-mounted shower over, wash hand basin with mixer tap, low level WC, and tiling to the walls.

OUTSIDE
Externally, to the rear of the property there is a low maintenance lawn and flagged patio seating area, with space for two storage sheds. Side access leads out towards the local cricket ground.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property is located within a 5 minute walk of extensive green space, great walks down the canal, great pubs, a post office, and a 24 hour petrol station"

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.