Richard Kendall Estate Agent

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60 Quarry Hill, Horbury, Wakefield, WF4 5NF

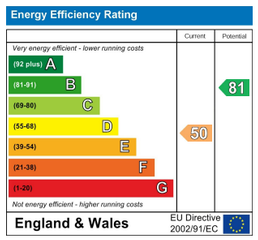
For Sale Freehold Guide Price £190,000

Deceptive from the main roadside is this spacious and charming two double bedroomed cottage benefitting from UPVC double glazing and gas central heating.

The property fully comprises of living room, kitchen/diner and sitting room. Stairs to the first floor lead to two double bedrooms and main house bathroom/w.c. Outside, low maintenance garden to the front and to the rear is a good sized lawned garden incorporating two stone flagged terrace patio areas, ideal for outdoor entertaining with plants, trees and shrubs bordering.

Situated in a popular part of Horbury the property is well placed to local amenities including shops and schools with local bus route nearby. There is good access to the motorway network for those looking to commute further afield.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended.



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

LIVING ROOM
15'10" (max) x 12'9" (min) x 13'6" (4.84m (max) x 3.89m (min) x 4.13m)

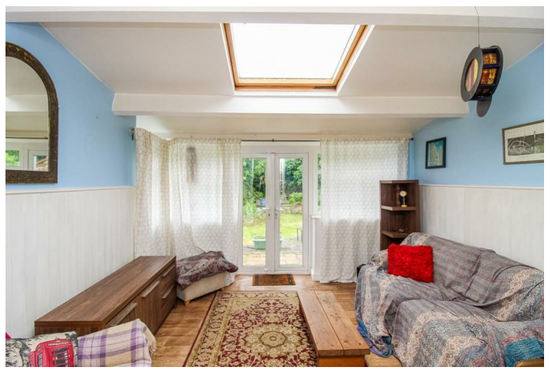
UPVC entrance door, gas fire with feature original fire surround, tiled hearth and tiled insert detail. Coving to the ceiling, UPVC double glazed window to the front with window seat, stairs to the first floor landing, radiator and door into the kitchen/diner.

KITCHEN/DINER
9'6" x 15'7" (2.92m x 4.76m)

Range of modern fitted wall and base units with wooden block work surface over incorporating stainless steel sink and drainer, integrated double oven and grill and four ring gas hob. Integrated fridge, freezer, automatic washing machine and dishwasher. Under plinth lighting, recess ceiling spotlights, vinyl flooring, radiator and door to understairs cloaks storage. Door and window into the sitting room.

SITTING ROOM
12'3" x 12'3" (3.74m x 3.74m)

Sloping roof to one side with double glazed velux window to the rear, UPVC double glazed French doors to the rear with windows to either side and further window. Vinyl flooring and radiator.



FIRST FLOOR LANDING
Loft access, doors to two bedrooms and bathroom. UPVC double glazed window to the side.

BEDROOM ONE
13'8" x 9'11" (4.17m x 3.03m)

UPVC double glazed window to the front with window seat, pair of double wardrobes either side of the chimney breast and radiator.

BEDROOM TWO
9'6" x 11'1" (max) (2.91m x 3.39m (max))

UPVC double glazed window to the rear, radiator, sloping ceiling with beams. Door to store cupboard.

STORE
6'4" x 4'2" (1.94m x 1.29m)

BATHROOM/W.C.
7'2" x 5'6" (2.20m x 1.70m)

Low flush w.c., pedestal wash basin, panelled bath, fully tiled walls and floor. UPVC double glazed frosted window to the side and heated chrome towel radiator.

OUTSIDE
There is a low maintenance garden to the front and to the side is gated access with pathway to the rear. To the rear is a lawned garden with plants, trees and shrubs bordering incorporating two stone flagged terrace patio areas, timber built shed and pedestrian access through to the adjoining neighbouring properties. There is common ground nearby (not on the deeds) that provides off street parking.

PLEASE NOTE
There is also right of way access at the rear through the neighbouring two properties. Also, the vendor has informed us that there is off street parking at the end of the three properties on common land which has been shared between the owners.

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.