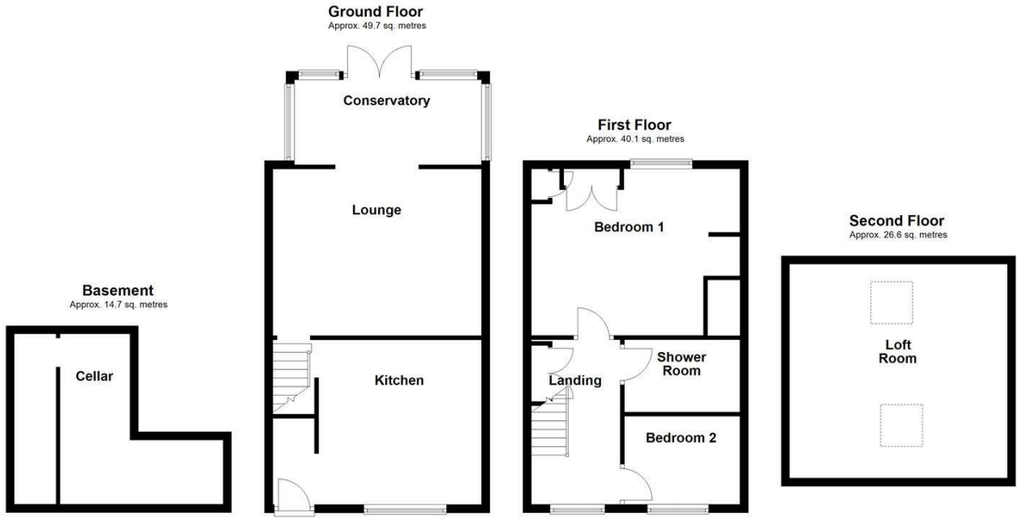


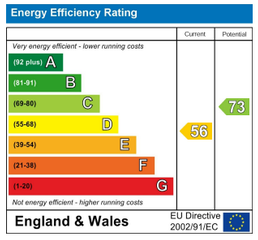
Total area: approx. 131.1 sq. metres

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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

5 Rachael Street, Horbury, Wakefield, WF4 6EW

For Sale Freehold £245,000

Situated close to the centre of Horbury is this superbly presented two bedroom end terrace property, offering modern and well appointed accommodation throughout. The property benefits from driveway parking, beautifully maintained gardens and a modern family shower room.

Internally, the accommodation briefly comprises a spacious lounge, a contemporary kitchen diner and a rear conservatory, with useful cellar storage accessed from the kitchen. To the first floor are two bedrooms, a shower room and access to the loft, which has been adapted to provide an occasional loft room. Externally, the property enjoys off road parking to the front, while to the rear is an enclosed garden complete with a summer house, creating an ideal outdoor entertaining space.

Conveniently positioned for a wide range of local shops and amenities within Horbury, including reputable schools, the property is also well placed for surrounding towns such as Ossett, Wakefield and Dewsbury.

Tucked away in a pleasant cul-de-sac position and ready to move straight into, this property would make a fantastic home. Early viewing is highly recommended.

ACCOMMODATION

KITCHEN
12'10" x 12'8" (3.93m x 3.87m)

Entered via a UPVC front door, the kitchen features a UPVC double glazed window to the front elevation, fitted wall and base units providing ample storage, integrated oven and microwave, five ring gas hob with cooker hood over, inset sink and drainer unit and space for an American-style fridge freezer. Finished with Karndean flooring and skirting boards, with an opening leading through to the lounge.

LOUNGE
16'0" x 13'1" (4.89m x 3.99m)

Featuring a staircase rising to the first floor landing, the lounge benefits from coving to the ceiling, Karndean flooring and skirting boards. There is an open brick fireplace with log burner and an archway opening through to the conservatory.

CONSERVATORY
14'9" x 6'9" (4.52m x 2.07m)

UPVC double glazed windows to the side and rear elevations, along with UPVC French doors leading out to the garden. The room also benefits from Karndean flooring, skirting boards and a floor-to-ceiling radiator, making it an ideal additional reception or dining area.

FIRST FLOOR LANDING
The landing has a UPVC double glazed window to the front elevation and provides access to two bedrooms, the family bathroom and the loft room.

BEDROOM ONE
16'0" x 13'0" (4.90m x 3.98m)

A spacious double bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, grey wood effect flooring and skirting boards. The room also benefits from fitted wardrobes to one side and either side of the bed, an open fireplace and access to a WC.

W.C.
4'3" x 2'6" (1.32m x 0.77m)

Fitted with a low flush WC and wash hand basin set within a vanity unit with mixer tap.

BEDROOM TWO
9'1" x 6'11" (2.77m x 2.11m)

With a UPVC double glazed window to the side elevation, central heating radiator, carpet flooring and skirting boards, along with a built in wardrobe to one side.

SHOWER ROOM
8'10" x 5'6" (2.70m x 1.69m)

Comprising a walk in double shower cubicle with glass screen and inset shower with separate handheld attachment, inset wash hand basin with mixer tap and low flush WC. Finished with a black ladder-style radiator, spotlights to the ceiling and fully tiled walls.

LOFT ROOM
17'0" x 16'9" (5.20m x 5.11m)

Having Velux windows to the front and rear elevations, laminate flooring and a central heating radiator. Currently utilised as a bedroom, although planning permission has not been obtained for this use.

OUTSIDE
Externally, to the front of the property is driveway parking for up to two vehicles, along with a useful front storage shed. To the rear of the property is a low-maintenance enclosed garden featuring a lawned area, planted shrubbery borders, flagged patio seating area and a summer house, with additional space for a storage shed.

PLEASE NOTE
The shed at the front of the property is not included in the purchase.

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.