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



59 Gervase Road, Horbury, WF4 6JF

For Sale Freehold Offers Over £160,000

A mid terrace property benefitting from new UPVC double glazing throughout (installed in July 2022), new smart black composite front door (installed in August 2022) and gas central heating.

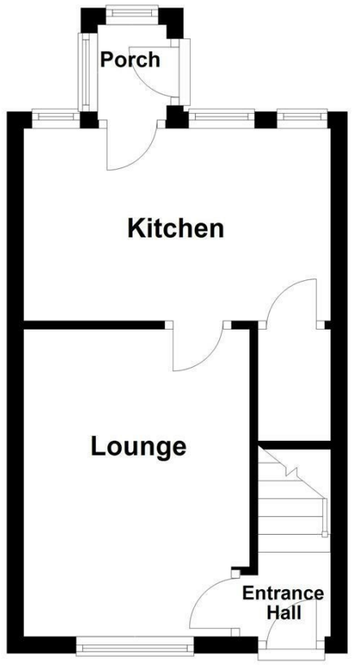
The great location of this house would no doubt also attract strong demand from those wanting to rent, at approximately £850.

The property fully comprises of entrance hall, lounge, kitchen and rear porch. The first floor landing leads to two double bedrooms and main house bathroom/w.c. Outside there is a stoned drive to the front and low maintenance flagged garden to the rear.

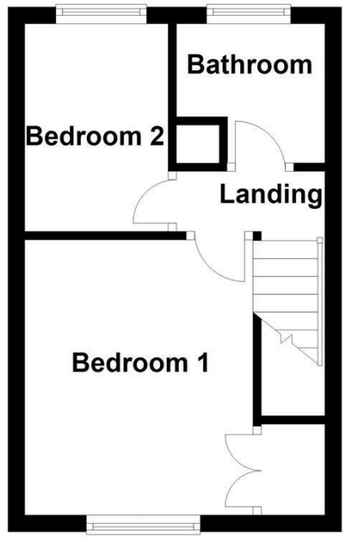
Situated in a popular part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby.

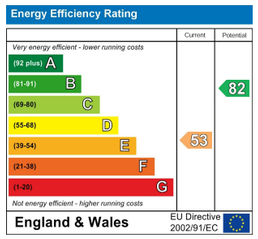
Offered for sale with no chain involved and vacant possession upon completion, an early viewing comes highly recommended.

Ground Floor



First Floor





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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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

ENTRANCE HALL
Radiator, stairs to the first floor landing and door into the lounge.

LOUNGE
14'11" x 11'7" (4.57m x 3.55m)
UPVC double glazed window to the front, radiator, coving to the ceiling and door through to the kitchen.



KITCHEN
7'11" x 14'10" (2.43m x 4.54m)
Range of wall and base units with work surface over incorporating sink and drainer with mixer taps, integrated oven and grill with four ring gas hob and filter hood above, tiled splash back, three UPVC double glazed windows to the rear and door to the rear porch. Radiator, wood effect floor, plumbing for a washing machine, space for fridge and freezer and door to understairs cloaks storage.

REAR PORCH
Door to the side, UPVC double glazed window to the side and rear.

FIRST FLOOR LANDING
Loft access and doors to two bedrooms and bathroom.

BEDROOM ONE
11'8" x 11'6" (3.57m x 3.52m)
UPVC double glazed window to the front, radiator and door to storage cupboard.



BEDROOM TWO
11'6" x 7'8" (3.52m x 2.35m)
UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.
7'10" x 6'10" (2.41m x 2.10m)
Low flush w.c., pedestal wash basin, panelled bath with electric shower over, part tiled walls and UPVC double glazed frosted window to the rear. Wood effect floor, radiator and door to airing cupboard.



OUTSIDE
To the front of the property is a stoned driveway with space for one car and a low maintenance flagged garden to the rear, enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"I valued having a range of good schools nearby and relatively easy access to the M1 motorway and the centre of Wakefield. At the same time, the shops and bars in Horbury village are only a short walk away. The house itself and garden areas are easy to maintain."

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.