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



8 Rayner Street, Horbury, Wakefield, WF4 5BD

For Sale Freehold £250,000

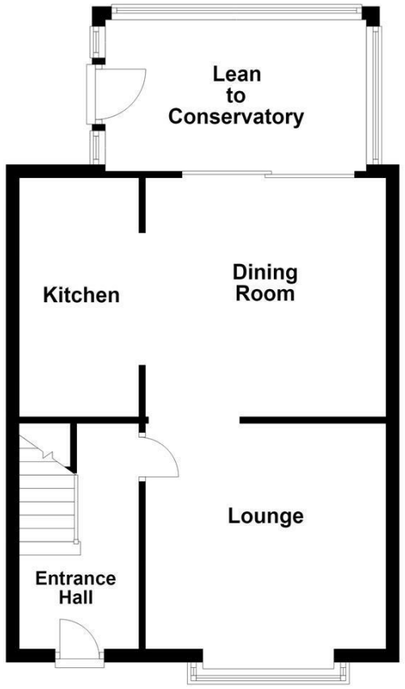
Situated in a popular residential area of Horbury is this well maintained three bedroom semi detached home, offering spacious accommodation throughout and benefitting from UPVC double glazing, gas central heating and no onward chain.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, separate dining room and fitted kitchen leading through to a conservatory overlooking the rear garden. To the first floor are three well proportioned bedrooms, two of which are generous doubles, together with the main shower room/WC. Externally, the property enjoys a low maintenance front garden and a block paved driveway providing off road parking for one small vehicle. To the rear is a generous lawned garden with established planted borders, providing an attractive outdoor space for relaxing and entertaining.

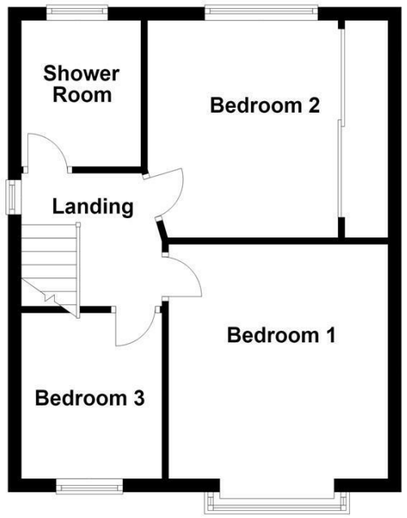
Horbury offers an excellent range of local amenities including shops, schools, cafés and regular bus services, with Wakefield city centre and the surrounding motorway network also within easy reach.

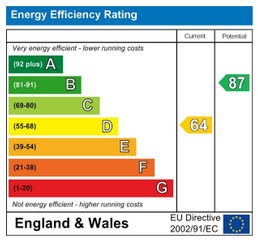
Offered for sale with no onward chain and vacant possession, this property would make an ideal purchase for first time buyers, professional couples, families or those looking to downsize. An early viewing is highly recommended to fully appreciate all that this property has to offer.

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
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

ENTRANCE HALL
Composite entrance door leading into the entrance hall with dado rail, radiator, staircase leading to the first floor landing, useful understairs storage cupboard and door providing access to the lounge.

LOUNGE
11'11" x 11'11" (3.64m x 3.65m)
UPVC double glazed window to the front, picture rail, dado rail, coving to the ceiling, radiator and feature fuel effect gas fire set within the chimney breast. Archway leading through to the separate dining room.



DINING ROOM
11'10" x 11'1" (3.63m x 3.40m)
Laminate flooring, two radiators, coving to the ceiling, dado rail, space for a feature fireplace, archway leading through to the kitchen and double glazed sliding doors providing access into the lean-to conservatory.



KITCHEN
6'1" x 10'9" (1.86m x 3.30m)
Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a sink and drainer with mixer tap. Space and plumbing for a washing machine, space for a fridge freezer, integrated oven and grill, four ring gas hob with extractor hood above, tiled splashbacks and laminate flooring.

LEAN-TO CONSERVATORY
7'6" x 13'5" (2.31m x 4.11m)
UPVC double glazed windows to the rear and side elevations, including a frosted window to one side, together with a UPVC double glazed side entrance door and tiled flooring.



FIRST FLOOR LANDING
Small loft access, UPVC double glazed window to the side and doors providing access to three bedrooms and the shower room.

BEDROOM ONE
12'0" x 10'11" (3.66m x 3.35m)
Picture rail, UPVC double glazed window to the front, radiator and original style fireplace surround.

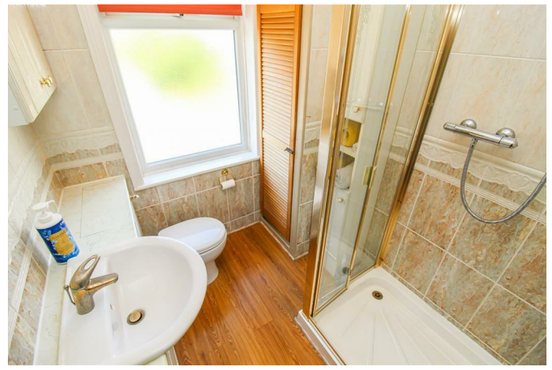


BEDROOM TWO
11'3" x 9'11" (3.43m x 3.04m)
Radiator, picture rail, UPVC double glazed window to the rear and built-in wardrobes with sliding doors.



BEDROOM THREE
6'10" into wardrobes x 8'0" (2.10m into wardrobes x 2.45m)
Radiator, UPVC double glazed window to the front and fitted wardrobes.

SHOWER ROOM/W.C.
5'11" x 7'1" (1.81m x 2.18m)
Fitted with a low flush W.C., concealed wash basin set within fitted cupboards and a double shower enclosure with mixer shower. Fully tiled walls, laminate flooring, frosted UPVC double glazed window to the rear, airing cupboard housing the boiler and heated towel radiator.



OUTSIDE
To the front of the property is a low maintenance stone pebbled garden with a block paved driveway providing off street parking for one small vehicle. To the rear is a lawned garden with planted borders incorporating a range of mature plants and shrubs.



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.

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.