

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 92 Quarry Hill, Horbury, WF4 5NF

### For Sale Freehold £185,000

Situated close to Horbury town centre is this spacious four bedroom end terrace property benefitting from well proportioned accommodation over three floors and rear driveway parking.

The property briefly comprises entrance porch leading into entrance hall, living room, dining room and kitchen. The first floor landing leads to two bedrooms (bedroom one with en suite bathroom) and house shower room/w.c. A further set of stairs leads to the second floor landing leading to two further bedrooms. Outside to the front is a low maintenance yard with gated entry. To the rear is a flagged garden with brick outhouse and rear parking for one vehicle.

The property is ideally located for all local shops and amenities that Horbury has to offer and is ideally placed for local schools. The motorway network is only a short drive away, perfect for those looking to travel further afield.

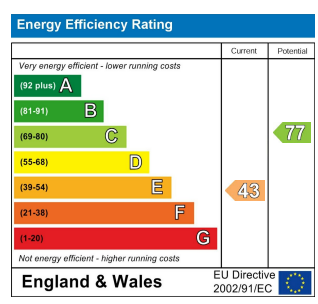
This property has potential to be a fantastic family home and an early viewing comes highly recommended.

**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

### ENTRANCE PORCH

UPVC front entrance door with further wood framed door into the entrance hall.

### ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and doors to the living room and dining room.

### LIVING ROOM

15'4" [max] x 12'2" [4.69m [max] x 3.73m]

UPVC double glazed bay window to the front elevation, central heating radiator and feature fireplace with marble surround.



### DINING ROOM

16'0" x 12'11" [4.90m x 3.95m]

UPVC double glazed window to the rear elevation, wood

flooring, original open fireplace with wood surround. Door to the kitchen and understairs storage cupboard.



### KITCHEN

13'8" x 7'11" [4.18m x 2.42m]

Range of wall and base units with laminate work surface over, integrated oven with gas hob, stainless steel sink and drainer unit with mixer tap, space for a washing machine, space for a dryer and space for a fridge/freezer. UPVC double glazed windows to the side elevation and side composite door. Central heating radiator.

### FIRST FLOOR LANDING

Doors to two bedrooms and shower room. Staircase leading to the second floor landing.

### BEDROOM ONE

16'1" x 10'3" [4.92m x 3.13m]

UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, built in storage cupboards and door to the en suite bathroom.



### EN SUITE BATHROOM/W.C.

9'10" x 8'0" [3.02m x 2.44m]

Three piece suite comprising bath, wash hand basin with tiled splash back and low flush w.c. UPVC double glazed frosted window to the side elevation and central heating radiator.



### BEDROOM TWO

16'2" x 9'5" [4.93m x 2.89m]

UPVC double glazed window to the front elevation and central heating radiator.



### SHOWER ROOM/W.C.

10'1" x 6'7" [3.09m x 2.02m]

Walk in double shower cubicle with wall mounted shower, vanity wash hand basin unit, low flush w.c. and tiled floor.



### SECOND FLOOR LANDING

Doors to two further bedrooms.

### BEDROOM THREE

16'3" x 7'11" [4.96m x 2.42m]

UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM FOUR

13'1" [max] x 16'1" [3.99m [max] x 4.92m]

Velux window to the rear elevation and central heating radiator.

### OUTSIDE

To the front of the property is a low maintenance yard with gated entry. To the rear is a low maintenance flagged patio area with further garden surrounded by brick walls to the side. There is an original brick outhouse with toilet. There is a shared access road to the rear of the property which leads to off road parking for one vehicle.

### PLEASE NOTE

We are aware of proposed development on the land to the rear of this property. Please ask for further details.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.