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

25 Carlton Street, Horbury, Wakefield, WF4 6AF

For Sale Freehold £155,000

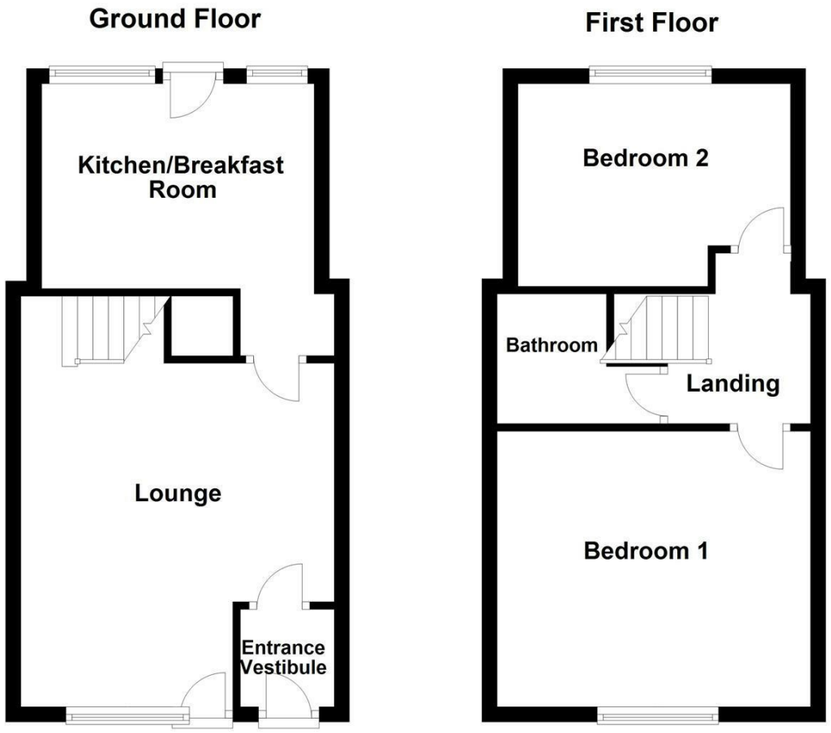
An ideal property for the first time buyer, investor, professional couple or those looking to downsize is this extended two bedroom mid terrace house, which is currently in the final stages of refurbishment. The property has been replastered and redecorated throughout, with upgrades to the kitchen and new carpets and flooring due to be completed. Benefiting from UPVC double glazing and gas central heating.

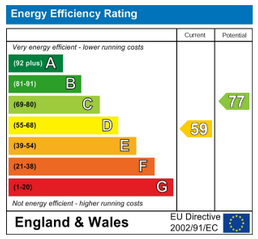
The accommodation comprises an entrance vestibule, lounge, kitchen breakfast room, first floor landing, two double bedrooms and modern bathroom/w.c. Low maintenance gardens to the front and rear.

Horbury plays host to a range of amenities including shops and schools, whilst local bus routes are nearby and there is good access to the motorway network.

Offered for sale with no onward chain, a viewing comes recommended to fully appreciate the accommodation on offer and the improvements being undertaken.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





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.

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ACCOMMODATION

ENTRANCE VESTIBULE
UPVC entrance door, door into the lounge.

LOUNGE
17'11" max x 13'10" (5.47m max x 4.23m)
Staircase leading to the first floor landing, door leading into the kitchen, coving to the ceiling, radiator, electric fire with attractive surround, dado rail. Door to understairs cupboard.

BREAKFAST KITCHEN
12'3" x 8'10" (3.75m x 2.71m)
A range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for cooker, plumbing for washer, space for fridge and freezer, boiler, UPVC stable door and UPVC double glazed windows to either side, tiled effect floor, radiator. Door to understairs storage.

FIRST FLOOR LANDING
Loft access, doors to two bedrooms and bathroom/w.c.

BEDROOM ONE
11'9" x 13'0" (3.60m x 3.97m)
UPVC double glazed window to the front, radiator and built in wardrobes.

BEDROOM TWO
8'3" x 12'3" (2.53m x 3.75m)
Radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
9'4" max x 5'4" (2.86m max x 1.63m)
Three piece white suite comprising low flush w.c., panelled bath with mixer shower over, wash basin part tiled walls, wood effect flooring, heated chrome towel radiator.

OUTSIDE
Low maintenance pebbled buffer garden. To the rear there is a low maintenance garden incorporating timber decked patio area and right of ways access to the rear.

PLEASE NOTE
There is a right of way access for neighbouring properties.

EPC RATING
To view the full Energy Performance Certificate please call into one of our six local offices.

COUNCIL TAX BAND
The council tax band for this property is A.

VIEWINGS
To view please contact our Horbury office and they will be pleased to arrange a suitable appointment.

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.