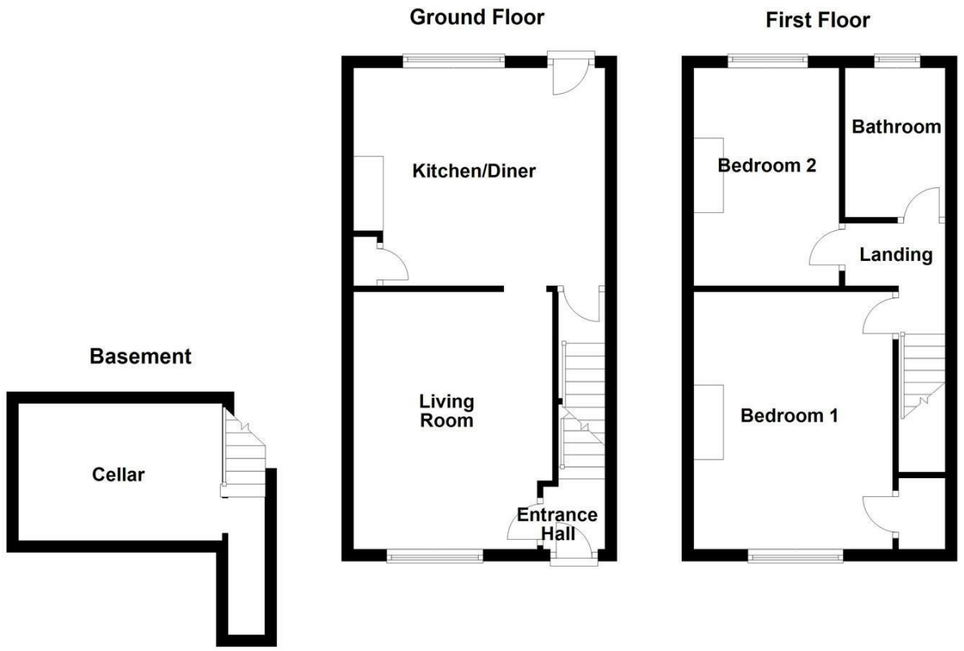

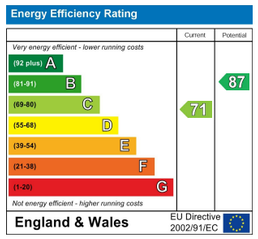

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

21 Shepstye Road, Horbury, Wakefield, WF4 5BE

For Sale Freehold £225,000

Situated within walking distance of Horbury town centre is this superbly presented two bedroom stone built terraced property, offering stylish and well maintained accommodation throughout, together with enclosed generous sized south facing garden.

The accommodation briefly comprises an entrance hall, a comfortable living room and a well appointed kitchen diner, which also provides access to a useful cellar for additional storage. To the first floor, the landing leads to two double bedrooms and a modern house bathroom. Externally, the property benefits from an attractive, low maintenance garden to the front. There is on street parking available along the road and nearby. To the rear, there is a pleasant south facing garden with patio seating area leading down to a lawned garden with established shrubs and planted borders, creating an ideal space for outdoor relaxation and entertaining.

The property is ideally positioned for a range of local amenities including shops, schools and well regarded facilities within Horbury town centre, making it a highly convenient and desirable location.

Ready to move into and offered to the market with no chain, this home would suit a range of buyers. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the hallway with central heating radiator and stairs to the first floor landing. Door providing access to the lounge.

LIVING ROOM
14'2" x 10'11" (4.34m x 3.33m)
UPVC double glazed window to the front elevation, central heating radiator and feature fireplace with surround.

KITCHEN/DINER
14'0" x 12'1" (4.28m x 3.69m)
UPVC double glazed window to the rear and UPVC door leading out to the garden. Fitted with a range of wall and base units with worktops, inset sink unit, space for a cooker with extractor hood above, space for a fridge freezer and plumbing for a washing machine and dryer. Central heating radiator, feature fireplace with multi fuel burner and access down to the cellar.

FIRST FLOOR LANDING
Providing access to two bedrooms and the house bathroom.

BEDROOM ONE
14'3" x 11'0" (4.35m x 3.36m)
UPVC double glazed window to the front elevation, central heating radiator, wood flooring and built-in storage cupboard over the stairs.

BEDROOM TWO
12'0" x 8'0" (3.66m x 2.44m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
8'1" x 5'4" (2.48m x 1.64m)
Frosted UPVC double glazed window to the rear, fitted with a three piece suite comprising bath with wall mounted shower over, wash basin set within vanity unit and low flush W.C. Fully tiled walls and heated towel radiator.

OUTSIDE
To the front, there is a low maintenance yard. To the rear, there is a south facing garden with paved patio seating area with steps leading down to a low maintenance lawn and planted borders, along with a further patio area and space for a greenhouse.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have loved living at Shepstye Road for its character, warmth and convenient location. The house has a real sense of charm, particularly the original fireplaces and the multi-fuel stove, which makes the kitchen-diner a brilliant space in the colder months and offers great views. The garden has been one of our favourite features, as it's private, large and easy to maintain and perfect for sitting out, entertaining friends or enjoying a quiet coffee. Despite being a terrace, it feels surprisingly spacious both inside and out. Horbury town centre is only a short walk away, with excellent local shops, cafés, pubs and well-regarded schools. It's a friendly area with a strong community feel and great transport links nearby, making it ideal for both commuting and day-to-day living. The property is ready to move into and we are offering it with no onward chain, which we hope will make the move straightforward for the next owners."

PLEASE NOTE
The vendors are open to selling the property fully furnished if desired, which could offer a real advantage for buyers looking for a smooth and convenient move, whether as a first home, downsizing option or rental investment.

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.