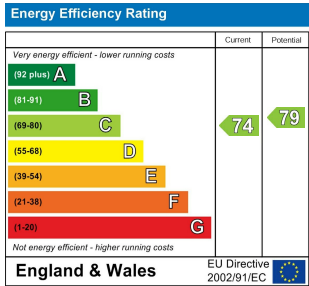


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

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01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 2 Horbury Mews, Horbury, Wakefield, WF4 6PA

### For Sale Freehold £230,000

A fantastic opportunity to purchase this well presented two bedroom end townhouse, offering two double bedrooms, a modern three piece shower room, a spacious kitchen diner with integrated appliances, and a comfortable living room featuring a fireplace.

The property is accessed via a welcoming entrance hall, which provides access to the living room with feature fireplace, staircase rising to the first floor landing, useful downstairs storage cupboard, and a door leading into the kitchen diner. The kitchen diner is fitted with a range of integrated appliances and benefits from French doors opening onto the rear garden, completing the ground floor accommodation. To the first floor, the landing provides access to two well proportioned double bedrooms and a modern three piece shower room. Externally, the property offers ample off road parking to the front with two designated parking spaces, along with a decorative rockery style frontage, planted shrubs, and a paved pathway leading to the covered entrance porch with outside lighting. A timber gate provides access down the side of the property to the enclosed rear garden. The rear garden features a paved patio area, ideal for alfresco dining, overlooking an attractive, generously sized garden with two planted borders. Additional features include a timber garden shed and secure fencing to all boundaries.

The property is conveniently located within walking distance of local amenities, schools, restaurants, and bars in the sought after village of Horbury. Excellent transport links are available, with regular bus services to and from Wakefield city centre and the M1 motorway only a short drive away, making this an ideal home for commuters.

Early viewing is highly recommended to fully appreciate the quality and appeal of this attractive home.





## ACCOMMODATION

### ENTRANCE HALL

A composite front entrance door into the entrance hall, coving to the ceiling. A door into the living room.

### LIVING ROOM

11'11" x 14'10" [max] x 12'0" [min] [3.65m x 4.53m [max] x 3.66m [min]]

UPVC double glazed box bay window to the front, two central heating radiators, coving to the ceiling, a living flame effect gas fire set within a marble hearth and back panel with matching interior and decorative wooden surround. Stairs to the first floor landing and a door into the kitchen/diner.



### KITCHEN/DINER

9'5" x 14'9" [2.88m x 4.50m]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, downlights. A range of wall and base units with laminate work surfaces and tiled splashbacks, ceramic sink and drainer with mixer tap, display cabinets and integrated appliances including a slimline Electrolux dishwasher, washing machine, fridge freezer, twin oven and grill, with a four ring gas hob and extractor above.

### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house shower room.

### BEDROOM ONE

11'8" x 11'5" [3.57m x 3.49m]

UPVC double glazed window to the front, central heating radiator, fitted double wardrobes to one wall and a door to a storage cupboard.



### BEDROOM TWO

7'7" x 9'8" [2.33m x 2.97m]

UPVC double glazed window to the side, central heating radiator.



### SHOWER ROOM

6'0" x 6'7" [1.85m x 2.02m]

Frosted UPVC double glazed window to the rear, chrome heated towel rail, spotlights, extractor fan. Comprising a modern three piece suite including a walk in shower cubicle with solid 'L' shaped glass screen, mixer shower with rainfall shower head and additional attachment, a low flush W.C., wash hand basin with mixer tap set into a vanity unit, wall mounted mirrored cabinet with shaver point.



### OUTSIDE

To the front of the property are two off road parking spaces and a rockery style garden with established shrubs. A covered porch with external lighting and a paved pathway leads to the entrance, with a timber gate providing side access. An attractive, fully enclosed garden featuring a paved pathway leading to a lawned area, a paved patio in the corner, planted borders to two sides, timber fencing to all boundaries, and a timber shed can be found at the rear of the property.



### 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.

### EPC RATING

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

### VIEWINGS

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