



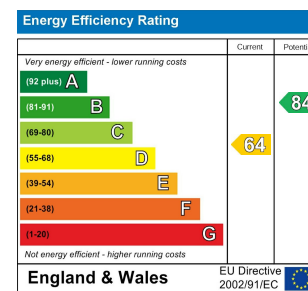
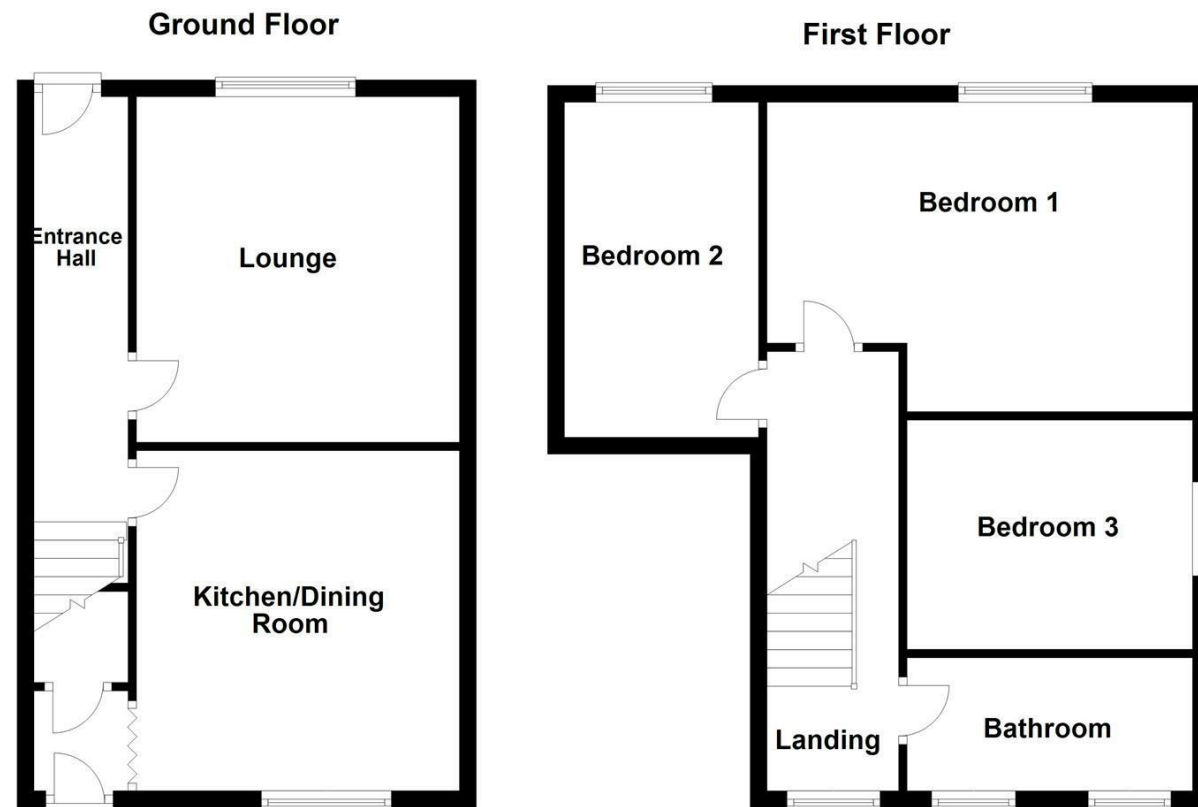
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**IMPORTANT NOTE TO PURCHASERS**

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.



**20 Industrial Street, Horbury, Wakefield, WF4 5EG**

**For Sale Freehold Offers In The Region Of £145,000**

Deceptive from the main roadside is this three bedroomed end terrace property in need of updating however offering huge potential benefitting double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, kitchen/diner, rear lobby and cellar. Stairs to the first floor landing lead to three well proportioned bedrooms and main house bathroom/w.c. Outside, low maintenance pebbled garden to the front and low maintenance garden to the rear with timber framed shed. There is a flying freehold with shared access.

Situated in a popular part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, professional couple or family looking to gain access to the property market and a viewing comes highly recommended.



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#### ACCOMMODATION

##### ENTRANCE HALL

Radiator, coving to the ceiling, stairs to the first floor landing and feature archway. Doors to the lounge and kitchen/diner.

##### LOUNGE

12'10" x 12'5" [3.93m x 3.79m]

UPVC double glazed window to the front, radiator and gas fire.



##### KITCHEN/DINING ROOM

14'3" x 14'0" [4.35m x 4.28m]

Wall and base units with stainless steel sink and drainer with mixer taps, space for fridge and freezer, space for a

cooker and UPVC double glazed window to the rear. Radiator, storage cupboard and drawers one side of chimney breast, gas fire with original tiled surround and sliding folding door to the rear lobby. Plumbing for a washing machine.

##### REAR LOBBY

Door to cellar and door to rear garden.

##### FIRST FLOOR LANDING

Radiator, loft access, UPVC double glazed window to the rear and doors to three bedrooms, storage cupboard and bathroom/w.c.

##### BEDROOM ONE

9'10" [min] x 12'5" [max] x 16'4" [3.0m [min] x 3.81m [max] x 4.99m]

Original fire surround, UPVC double glazed window to the front and radiator.



##### BEDROOM TWO

13'2" x 7'4" [4.02m x 2.26m ]

UPVC double glazed window to the front and radiator.



##### BEDROOM THREE

9'1" x 10'11" [2.78m x 3.34m]

UPVC double glazed window to the side, radiator and original fire surround.



##### BATHROOM/W.C.

11'4" x 4'10" [3.47m x 1.48m]

Low flush w.c., pedestal wash basin, panelled bath, UPVC double glazed window to the rear and further frosted window to the rear. Radiator, part tiled walls, creole and combi boiler is housed within the bathroom.



##### OUTSIDE

Low maintenance pebbled front garden with plants bordering and to the rear there is a low maintenance garden with good sized timber framed shed, which could be used for a variety of purposes.



##### PLEASE NOTE

This property has a flying freehold. Flying freehold refers to an instance when a freehold property is built over land which does not form part of the property, one of which overhangs or projects out from underneath the other property.

##### 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.